

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, October 5, 1971, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Deputy Mayor (Alderman Bird)
Aldermen Adams, Calder, Hardwick, Linnell,
Phillips, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor (Leave of Absence)
Alderman Broome (Leave of Absence)

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer, offered by the Rev. Dr. George Turpin, Civic Chaplain.

ACKNOWLEDGMENT His Worship the Deputy Mayor acknowledged the presence in the Council Chamber of students from Lord Beaconsfield Elementary School under the direction of Mr. Nehls and from Kitsilano High School, under the direction of Mr. Puil.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,
SECONDED by Ald. Adams,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated September 28, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Adams,
THAT this Council resolve itself into Committee of the Whole, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Adams,
THAT the Council agenda be varied to permit consideration of the Committee report regarding bond issue.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Bids: \$5,000,000 Bond Issue

Alderman Adams, on behalf of the Committee comprising himself, Commissioner Sutton Brown and the Director of Finance, reported as follows:

" The Director of Finance reports as follows:

"On September 21st Council authorized a Committee consisting of the Chairman of Finance, Board of Administration and the Director of Finance to call for bids for \$5,000,000 of City of Vancouver Bonds, the nominal interest rate (Coupon rate) not to exceed 8 1/4% and to report the bids to Council for final decision.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Bids: \$5,000,000 Bond Issue (cont'd)

The bids were called and were opened at 3:00 P.M. October 4th and are listed hereunder:

<u>Syndicate</u>	<u>Net Payment Offered per \$100. of Par Value</u>
A. E. Ames & Co. Limited (Syndicate Managers)	\$99.227
A. E. Ames & Co. Limited	
Wood Gundy Limited	
Pemberton Securities Limited	
Odium Brown & T. B. Read Ltd.	
Dominion Securities Corp. Limited	
Richardson Securities of Canada	
Equitable Securities Canada Ltd.	
Burgess Graham & Company Ltd.	
Bank of Montreal	
Canadian Imperial Bank of Commerce	
The Royal Bank of Canada	
Bank of British Columbia	
 Royal Securities Corporation Limited (Syndicate Managers)	 \$99.21
Harris & Partners Limited	
Greenshields Inc.	
Pitfield Mackay Ross & Co. Limited	
Gairdner & Company Limited	
Fry, Mills Spence & Company Limited	
Bank of Nova Scotia	
Royal Securities Corporation Limited	
 Bell, Gouinlock & Company, Limited	 \$98.881
McLeod, Young, Weir & Company Limited	
 Burns Bros. and Denton Limited	 \$98.73
Midland-Osler Securities Limited (Joint Syndicate Managers)	

Your committee recommends to Council that the bid of the syndicate managed by A. E. Ames & Co. Limited for \$5,000,000 of City of Vancouver bonds as described in the tender call at \$99.227 per \$100 of par value be accepted, this being the highest bid, and that cheques accompanying the other bids be returned to the tenderers. "

MOVED by Ald. Adams,

THAT the Committee recommendation set out above be approved.

- CARRIED

UNFINISHED BUSINESS

Delegation Matters

It was agreed to defer the following matters pending the hearing of delegations later this day:

- (a) Operation at 4296 and 4316 Main Street
- (b) Rezoning: N/S West 14th Avenue between Burrard and Cypress Streets (Lily E. Mott)

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UNFINISHED BUSINESS (cont'd)

1. Rezoning: N/W corner Howe & Dunsmuir Streets
(Frank Musson and Associates)

In connection with the application to rezone the N/W corner of Howe and Dunsmuir Streets, a request was received from First Canadian Land Corporation Ltd. asking deferment of this matter pending later delegation arrangements.

MOVED by Ald. Hardwick,

THAT, pursuant to request received, this delegation be heard at a future date to be arranged.

- CARRIED

COMMUNICATIONS OR PETITIONS

1. Legalization of Marijuana

A communication was received from the City Clerk of New Westminster enclosing a resolution registering protest to the Canadian Prime Minister against the Government Committee's recommendation respecting legalization of marijuana and urging all British Columbia municipalities protest, as well as citizens.

MOVED by Ald. Hardwick,

THAT, since the Regional District has taken a position on this matter, the communication be received.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

B. General Report, October 1, 1971

Works and Utility Matters

Closing and Leasing Portion of the lane West of
Commercial Drive, South of Lane North of 5th Avenue
(Clause 1)

MOVED by Ald. Phillips,

THAT Clause 1 of the report of the Board of Administration (Works and Utility matters), dated October 1, 1971, be adopted.

- CARRIED UNANIMOUSLY

Pollution of False Creek (Clause 4)

In considering this clause re pollution of False Creek it was noted a delegation from the SPEC organization wishes to appear.

MOVED by Ald. Sweeney,

THAT the delegation request be granted but a copy of the report be furnished to each of the companies mentioned in this clause and the same opportunity be granted to them, if they so wish.

- CARRIED

Control of Oily Wastes:
Myer Franks Limited (Clause 5)

MOVED by Ald. Rankin,

THAT Clause 5 of the report of the Board of Administration (Works and Utility matters), dated October 1, 1971, be adopted.

- CARRIED

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Balance of Works and Utility Matters

MOVED by Ald. Linnell,

THAT Clauses 2, 3 and 6 of the report of the Board of Administration (Works and Utility matters), dated October 1, 1971, be adopted.

- CARRIED

Building and Planning Matters

Rezoning: N/S West 6th Avenue between
Balsam and Larch Streets (Clause 1)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

Redevelopment Project 2: Area A-5
Lancer of Canada Limited (Clause 2)

It was agreed to defer consideration of this clause pending the hearing of a delegation later this day. (see page 12)

Waterlots: Bayshore Inn and
Burrard Street (Clause 3)

In considering this clause re waterlots, Bayshore Inn and Burrard Street, the following motion was passed:

MOVED by Ald. Hardwick,

THAT this clause be received for information and the matter mentioned therein be referred back to the Director of Planning and Civic Development with a note that there are certain properties involved which are on a year-to-year and month-to-month basis and therefore the Director of Planning and Civic Development is requested to report on the rental situation respecting such properties and further, to report whether these properties can be leased by the City for development for recreational purposes;

FURTHER THAT the report back be made through the Standing Committee on Planning and Development.

- CARRIED

Licenses and Claims Matters

Licensing of Laundromat in
South Granville Area (Clause 2)

The Board of Administration submitted a report of the Chief License Inspector that certain cleaning establishments in the area of 67th Avenue and Granville Street have requested an opportunity to appear before Council to express views of opposition should a license application be made for a dry cleaning and laundromat operation in that area. It is advised there is no record of such application to date.

MOVED by Ald. Rankin,

THAT this information be received and if an application is made for such an operation in the area mentioned, the writers of the communication be given an opportunity to appear before Council.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Licenses and Claims (cont'd)

Claim:

William R. Matthews (Clause 1)

MOVED by Ald. Adams,

THAT Clause 1 of the report of the Board of Administration (Licenses and Claims matters), dated October 1, 1971, be adopted.
- CARRIED

Fire and Traffic Matters

Street Closure for Lions Dance and Parade

MOVED by Ald. Wilson,

THAT the report of the Board of Administration (Fire and Traffic matters), dated October 1, 1971, be adopted.

- CARRIED

Finance Matters

B.C. Festival of Sports:

Appointment of 1972 Festival Chairman (Clause 2)

The Board of Administration advised of a letter from the Manager of the B.C. Festival of Sports asking a Festival Chairman be appointed who will coordinate the festival of sports in the spring of 1972. Alderman Sweeney was appointed in connection with the 1971 Festival.

It is understood there will be no expenses involved to the City.

MOVED by Ald. Wilson,

THAT this appointment be left in the hands of His Worship the Deputy Mayor.

- CARRIED

(The Deputy Mayor appointed Alderman Sweeney accordingly)

Grant: Vancouver Ski Team (Clause 3)

The Board of Administration advised of a communication from the President of the Vancouver Ski Team asking a grant be made to further the cause of competitive skiing in the Vancouver area.

The Council did not take action to approve this request.

Fraserview Branch Library:

Six Day Service (Clause 4)

The Board of Administration submitted for consideration a report from the Director of Finance on a request from the Director of the Vancouver Library for funds to provide extra service at the Fraserview Branch Library.

MOVED by Ald. Hardwick,

THAT this request be referred back to the Board of Administration for consideration along the lines proposed in the Board of Administration report dated September 21, 1971, regarding shared use of the Fraserview Library and the coordination of social services.

- CARRIED

Admission Charges: Centennial Museum and H.R. MacMillan Planetarium (Clause 1)

MOVED by Ald. Linnell,

THAT Clause 1 of the report of the Board of Administration (Finance matters), dated October 1, 1971, be adopted.

- CARRIED

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

C.

Personnel Matters,
Supplementary, October 1, 1971

Conference: American Water Works Association
Pacific Northwest Section: May 3 to 5, 1972

MOVED by Ald. Phillips,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated October 1, 1971, be adopted.

- CARRIED

D. Property Matters

Hamilton Harvey Ltd.
Lease of Lane (Clause 2)

The Board of Administration submitted a report of the Supervisor of Property & Insurance on a request of Hamilton Harvey Limited that the City consider giving effect to rental payments for the lease of the lane West of Main Street from 5th Avenue to the lane to the North (Block 24, D.L. 200A), at the time when the lease will be used by the company, as its original expansion plans when the lease was entered into had been altered due to economic conditions. A refund in rental paid to date is requested. The lease was effective on March 1st, 1969 and is for a period of ten years, at a rental of \$75.00 per month.

MOVED by Ald. Adams,
THAT this lease be cancelled as of January 1, 1972, but no refund be granted.

- CARRIED

Sale of Lot 10: N/S Napier Street
between Clark Drive and Odlum Drive (Clause 7)

MOVED by Ald. Phillips,

THAT, pursuant to report of the Board of Administration and the Supervisor of Property and Insurance, City-owned Lot 10, except the East 25', Block 30, D.L. 182, be sold to Chuck Wagon Meat Processors Ltd. for the amount of \$8,000, on City terms at 9%, subject to:

1. The approval of City Council to rezone the above-mentioned consolidated site to an M-1 Industrial District.
2. The purchaser to dedicate the easterly 3 feet of Lot 5 and Lot A of 10, Block 30, D.L. 182 for lane purposes and the balance of these lots be consolidated with Lot 10 Exc. East 25 feet, Block 30, D. L. 182 into one parcel and so registered in the Land Registry Office.
3. Satisfactory arrangements being made by the purchaser to provide vehicular access to the rear of Lots E, F and G of Lots 1-4, Block 30, D.L. 182, for as long as each lot is wholly used for residential purposes.
4. The purchaser agreeing that no operation will be carried on which could prove noxious to adjoining residential development.

- CARRIED

Balance of Property Matters

MOVED by Ald. Adams,

THAT clauses 1, 3 to 6 inclusive and 8 of the report of the Board of Administration (Property matters), dated October 1, 1971, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Proposed Multi-Service Care Facility
and Replacement of Taylor Manor

The Board of Administration, under date of September 14, 1971, submitted a report from the Medical Health Officer, the Director of Welfare Services and the Director of Social Planning/Community Development on proposed multi-care service facility with particular reference to Taylor Manor. The report reviews the matter in detail and makes various recommendations, supported by the Board of Administration.

It is noted there is a delegation request made by the Volunteer for Seniors program. The Council felt that it would be more appropriate for the delegation to appear as per its request at some future date rather than on this particular report at this time.

MOVED by Ald. Hardwick,
THAT,

(a) this proposal re multi-care facility be approved in principle;

(b) the Board of Administration report on a suitable site, or sites, where there will be a minimum of disruption of residential premises and in this regard the site search be not limited to the Britannia area;

(c) the Vancouver City Council forward this proposal to the Voluntary Association for Health & Welfare, United Community Services, the Board of Parks and Public Recreation, and the Greater Vancouver Regional Hospital District;

(d) the Vancouver City Council discuss this proposal with respect to financing and policies with the Minister of Health Services & Hospital Insurance, the Minister of Rehabilitation & Social Improvement, and the Provincial Secretary;

(e) the City of Vancouver endorse the request of the Silver Threads Society for Federal participation in multi-service day centres;

FURTHER that His Worship the Mayor be requested to appoint a committee on the action referred to in recommendation (d) above.

- CARRIED

F. Acquisition of Lot 18 (5332 Windsor Street)

The Board of Administration submitted a report, under date of October 1, 1971, from the Supervisor of Property and Insurance in regard to purchase of Lot 18, Block 12, DL's 668 - 670, i.e. 5332 Windsor Street, required for development of a 50 foot road allowance in connection with widening of 37th Avenue, Fraser to Inverness Streets.

MOVED by Ald. Hardwick,

THAT the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$13,000, chargeable to Land Purchase Fund for Future Civic Purposes (Code 561/2901), the effective date of the sale to be September 30, 1971 and subject to rent free possession to November 30, 1971.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

G. Shared Use of the Fraserview Library
Coordination of Social Services

The Board of Administration, under date of September 21, 1971, submitted a report of the Director of Social Planning/Community Development in the matter of provision of social services in the Fraserview community and particularly, the shared use of the Fraserview Library involving coordination of various social services. The report deals with the matter in detail, concluding with the following recommendations:

"The Director of Social Planning/Community Development recommends that:

A. Shared Use:

- 1) the operation of the Fraserview Social Services portion be approved as outlined in this report;
- 2) the City to enter into a Lease Agreement with Children's Aid Society for its proportion of the premises for a period of two years at a rental of \$3,500.00 per annum subject to cancellation by either party, upon three months notice and subject further to the Lease being renewed for a further term to be negotiated, all other conditions to be to the satisfaction of the Corporation Counsel;
- 3) the City purchase clerical services from CAS at two-thirds of a clerk's time at a monthly cost of \$300 to be reviewed when the respective volumes of work can be better assessed;
- 4) the additional funds required amounting to \$1,480 in 1971 for the City Departments operation be provided to the budget of the Department of SP/CD by the increase in Revenue of \$625 and by an appropriation of \$855 from Revenue Surplus of Prior Years.

B. Coordination of Social Services:

- 1) the program of the Fraserview Social Services portion be approved as outlined in Part II of this report;
- 2) the expenditure of \$400 from the Department of SP/CD Purchase of Outside Services Account (POSER) be approved for a staff training workshop and a service brochure.

Your Board recommends that the foregoing report of the Director of Social Planning/Community Development be approved."

MOVED by Ald. Hardwick,

THAT the foregoing recommendations be approved and the Public Library be involved in the discussions on the matter of hours of operation.

(report is on file in City Clerk's Office)

- CARRIED

H.(i) Report on Traffic Implications Resulting
from Gastown/Chinatown Restoration Study Proposals

(ii) Columbia-Quebec Connector

It was agreed that the foregoing reports be deferred for consideration later this day. (see pages 12 - 14)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

I. Report of Standing Committee on
Health and Welfare, September 23

Consideration was given to the report of the Standing Committee on Health and Welfare dated September 23, 1971, and action was taken as follows:

Social Assistance and Related Services
to Youth: Children's Aid Society (Clause 1)

MOVED by Ald. Linnell,

THAT consideration of this clause be deferred to later in the day to give the Council an opportunity to read the report of the Board of Administration and the Director of Welfare Services dated October 1, 1971, which relates. (see page 14)

- CARRIED

Balance of Report of the Standing Committee
on Health and Welfare

MOVED by Ald. Linnell,

THAT in respect of the report of the Standing Committee on Health and Welfare, dated September 23, 1971, Clause 2 be adopted and Clause 3 received for information.

- CARRIED

J. Report of Official Traffic Commission
September 23, 1971

Consideration was given to the report of the Official Traffic Commission dated September 22, 1971, and action was taken as follows:

Parking Adjacent to Schools (Clause 2)

After considering communications from representatives of the School Board, under date of September 28, 1971, it was,

MOVED by Ald. Linnell,

THAT the recommendations in this clause be adopted with the exception of the recommendation of the City Engineer, i.e. 'that the School Board assume expenses of signing the zones as requested', which item be referred back to the Official Traffic Commission in an endeavour to work out a satisfactory financing arrangement with the School Board.

- CARRIED

Cassiar/401 Pedestrian Overpass (Clause 5)

In respect of this matter it was noted that the Hastings Sunrise Action Council and the 401 Committee wish to appear before the Council.

MOVED by Ald. Phillips,

THAT this matter be deferred pending the hearing of a delegation as requested.

- CARRIED

Balance of Official Traffic Commission Report

MOVED by Ald. Linnell,

THAT Clauses 1, 3 and 4 of the report of the Official Traffic Commission dated September 22, 1971, be adopted.

- CARRIED

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At this point the Council (in Committee) observed a short recess and held an 'In Camera' meeting, resuming their open session at approximately 11:45 A.M.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

K. Parade and Street Closure:
Certain Downtown Streets

The Board of Administration advised of a request from the Student Action Committee on Amchitka for permission to march to the U.S. Consulate on Wednesday, October 6th, and hold a demonstration against the American nuclear test on Amchitka Island. Three parades are requested by the students for this date, as follows:

"ASSEMBLY AREAS - North Shore students will request permission from the R.C.M.P. to assemble at a location in North Vancouver at 11:30 A.M.

EAST END STUDENTS - wish to assemble at Thornton Park between 12:00 Noon and 12:30 P.M.

WEST END STUDENTS - wish to assemble at the Seaforth Armouries from 12:15 P.M. to 12:45 P.M.

ROUTES From the North Shore at 12:00 Noon via the Stanley Park Causeway, Chilco Street and Alberni Street.

From Thornton Park at 12:30 P.M. via National Street, Main Street, Georgia Viaduct, Georgia Street and Burrard Street.

From the Seaforth Armouries at 12:45 via Burrard Street".

The request is made also that a sufficient portion of Alberni Street between Burrard and Thurlow streets be closed to vehicular traffic between 12:00 noon and 4:00 p.m.

After due consideration it was,

MOVED by Ald. Hardwick,
THAT,

(a) The Student Action Committee on Amchitka be informed the Council has no objection to these parades, subject to:

(i) the applicants entering into an arrangement satisfactory to the Corporation Counsel indemnifying the City against all possible claims that may arise from the proposed marches and demonstration;

(ii) during the parades the marchers remaining on the sidewalks and obeying all traffic regulations:

(b) The street closure requested be approved;

(c) The cost of signing and barricading involved be waived;

(d) No sound truck be permitted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

L. Centennial Free Bus:
Downtown Area

Alderman Sweeney, co-Chairman of the Vancouver Centennial Committee submitted a letter from the Downtown Business Association, under date of October 1, 1971, stating that in view of the success of the summer Centennial free bus service in the downtown area, the service is to be extended for the period November 12 to December 24, the approximate cost being \$8,500.00. The question is raised as to whether the City would again assist financially. Alderman Sweeney recommends, on behalf of the Centennial Committee, that the proposal be approved, subject to the Downtown Business Association financing one-half the cost and the City's portion not exceeding \$4,250.00; such amount to be chargeable to the Centennial Fund appropriation.

MOVED by Ald. Sweeney,
THAT the foregoing recommendation be approved.

- CARRIED BY THE
REQUIRED MAJORITY

The Council, in Committee, recessed at approximately 12:00 noon to reconvene in the Council Chamber at 2:00 P.M.

The Council, in Committee of the Whole, reconvened in the Council Chamber at approximately 2:00 P.M., His Worship the Deputy Mayor in the Chair and the following members present:

PRESENT: His Worship the Deputy Mayor (Alderman Bird)
Aldermen Adams, Calder, Hardwick, Linnell,
Phillips, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor (Leave of Absence)
Alderman Broome (Leave of Absence)

DELEGATIONS AND UNFINISHED BUSINESS

2. Operation at 4296 and 4316 Main Street

Due to complaints from Mr. F. W. Cordes, the Board of Administration submitted a report under date of August 27, 1971, from the Director of Planning and Civic Development in respect of the use of 4296 and 4316 Main Street for welding and fabricating being non-conforming uses. Details are set out in the report and the Council heard Mr. Cordes, who filed a brief on his complaints, and heard Mr. A. Vogt, the owner of the property who filed a brief dated September 28, 1971, in answer to these complaints.

MOVED by Ald. Rankin,
THAT,

(a) the parking prohibition on the west side of Main Street in the block be further reviewed;

(b) parking on the east side be restricted to residential only, similar to the regulations which apply in the area around the Pacific National Exhibition;

(c) the owner be requested to take appropriate action in an endeavour to prevent any Sunday operation.

- CARRIED

DELEGATIONS AND BOARD OF ADMINISTRATION AND OTHER
REPORTS (cont'd)

Building and Planning Matters

Development Permit Applications:
Lancer of Canada, and City options to
Re-purchase (Clause 2)

The Board of Administration, under date of October 1, 1971, submitted a report of the Director of Planning and Civic Development with respect to development permit applications of Lancer of Canada Limited respecting two sites on Cordova Street on the West side of Hawks Avenue. The re-purchase options to the City are referred to in the report.

A delegation from the company was heard asking that the requirement to develop within 18 months be changed to 4 years and in a brief dated October 4, 1971, the company sets out its reasons therefor.

MOVED by Ald. Phillips,

THAT the recommendations of the Board of Administration and Director of Planning and Civic Development, contained in Board report of October 1, 1971, be adopted, after changing the 18 month provision to 4 years.

- CARRIED

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

3. Rezoning: N/S West 14th Avenue between
Burrard and Cypress Streets (Lily E. Mott)

The Board of Administration, under date of September 24, 1971, submitted a report of the Director of Planning and Civic Development regarding an application to rezone the N/S of West 14th Avenue between Burrard and Cypress Streets from an RT-2 two-family dwelling district to an RM-3 Multiple dwelling district. The Board of Administration recommends refusal, in accordance with recommendations of the Technical Planning Board and the Town Planning Commission, referred to in the report.

A representative of Mrs. Mott appeared in support of the application and filed a brief dated October 5, 1971.

MOVED by Ald. Adams,

THAT Clause 4 of the report of the Board of Administration (Building and Planning matters), dated September 24, 1971, dealing with this matter and recommending refusal of the application, be adopted.

- CARRIED

DELEGATIONS AND BOARD OF ADMINISTRATION AND
OTHER REPORTS (cont'd)

H. (i) Report on Traffic Implications Resulting from
Gastown/Chinatown Restoration Study Proposals

The Council further considered a report of the Board of Administration dated June 25, 1971, on traffic implications resulting from Gastown/Chinatown restoration study proposals. The Board of Administration submitted a report by the City Engineer dated June, 1971, regarding traffic problems in the historic site, and details are given respecting various plans as a result of a detailed examination of the Pender-Keefer couplet, as well as five alternatives described as Plan C, D, E, F, G, and H. In this respect the Council heard a delegation from the Chinatown Improvement Group when a brief was filed dated October 5, 1971 commenting on proposed plans for the area and making specific reference to the Pagoda and cultural centre proposed on block 14. The following request is made:

cont'd ...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report on Traffic Implications:
Gastown/Chinatown Restoration Study
(cont'd)

- "(a) City leases to us, the portion of the land, designated for the Pagoda, and Cultural Complex, and we will arrange to buy the remainder at market value for the support of commercial development.
- (b) We shall arrange, to buy from the city, the whole area in question, at market value for this comprehensive development".

MOVED by Ald. Hardwick,

THAT the Council express its favour of Plan "G", however, the Board of Administration be requested to report back on modifications to permit the Pagoda development proposed on Pender Street.

- CARRIED

MOVED by Ald. Linnell,

THAT the matter of selection of one of the plans as referred to in the June 25th Board of Administration report be tabled until the Council receives full information on the whole matter.

- LOST

(The motion of Alderman Hardwick was put and carried)

H.(ii) Columbia-Quebec Connector

The Council considered a report dated September 24, 1971, from the Board of Administration on the Columbia-Quebec Connector in which is set out a report from the City Engineer and the Director of Planning and Civic Development, and refers particularly to the following matters:

- (a) Progress re the Connector
- (b) Extent of Filling in False Creek
- (c) Traffic and other considerations

and sets out the following two conclusions:

- "1. Completion of the small filling in process and proposed at the east end of False Creek should proceed, since the City is legally committed to this. Furthermore, the effect in reducing total water area is small and termination of filling at this stage would leave small bays which would be very difficult to keep clean.
Completion of this filling will clean up backwaters in the east end of the Creek and permit the Cement Company to construct its conveyor so that it can continue its operations as per the 1962 agreement with the City.
2. Since no construction of the Columbia-Quebec roadway is scheduled until late 1972, well after completion of current studies by Consultants on False Creek, there is no need for Council action at this time. After the reports of the Consultants are in, the matter will be brought before Council again."

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Columbia-Quebec Connector (cont'd)

In connection with this whole matter, a Report Reference was given by representatives of the Engineering and Planning Departments.

MOVED by Ald. Hardwick,

THAT,

(a) conclusion #1 be approved and therefore the filling operation proceed accordingly;

(b) the Council re-affirm its 1962 policy in regard to the Columbia-Quebec Connector.

- CARRIED

(During consideration of the foregoing matter a short recess was observed)

Report of Standing Committee on Health and Welfare, September 23, 1971 (cont'd)

Social Assistance and Related Services to Youth: Children's Aid Society (Clause 1)

Further consideration was given to Clause 1 of the report of the Standing Committee on Health and Welfare re social assistance and related services to youth, Children's Aid Society. In connection with recommendation (a) in this report, the Board of Administration, under date of October 1st, submitted a report from the Director of Welfare Services relating to a brief from the Children's Aid Society on the matter. Comments on recommendations in that brief are made, concluding with positive recommendations.

MOVED by Ald. Linnell,

THAT the recommendations of the Board of Administration and the Director of Welfare Services in the Board of Administration report dated October 1, 1971 be approved in principle and forwarded to the various parties referred to in recommendation 1(a) of the Standing Committee report of September 23, 1971;

FURTHER that recommendations (b), (c), (d) and (e) of this Clause 1 be adopted.

- CARRIED

MOVED by Ald. Rankin, in Amendment,

THAT the words in the motion of Alderman Linnell, 'approved in principle' be deleted.

- LOST

(Alderman Rankin is recorded in favour of the amendment)

(The motion of Alderman Linnell was put and carried)

(see page 9 for action on Clauses 2 and 3)

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,

THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,

SECONDED by Ald. Sweeney,

THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

BY-LAW TO AMEND BY-LAW No. 3575 BEING THE
ZONING AND DEVELOPMENT BY-LAW (S/S Rosemont
Drive between Kerr and Butler Streets)

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,

THAT leave be given to introduce a By-law to amend By-law
No. 3575, being the Zoning and Development By-law, and the By-law
be read a first time.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,

THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,

THAT Council do resolve itself into Committee of the Whole,
to consider and report on the By-law, His Worship the Deputy
Mayor in the Chair.

- CARRIED

MOVED by Ald. Calder,

THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,

THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,

THAT the By-law be read a third time and the Mayor and City
Clerk be authorized to sign same and affix thereto the Corporate
Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Allocation of Land for Highway Purposes
(2280 East 37th Avenue)

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,

THAT WHEREAS the registered owners have conveyed to the City
of Vancouver, for highway purposes, the following described lands:

1. All that portion of Subdivision 22 of Lot 3,
Blocks 7 and 8, District Lot 394, Group 1,
New Westminster District, Plan 1700, described
as follows:
COMMENCING at the south east
corner of said Subdivision 22; THENCE West 10
feet following in the southerly limit of said
Subdivision 22; THENCE N 45° E 14.14 feet,
more or less, to intersection with the easterly
limit of said Subdivision 22 at a point 10 feet
northerly from the south easterly corner of said
Subdivision 22; THENCE South 10 feet following
in the easterly limit of said Subdivision 22 to
the point of commencement. The same as shown
outlined red on plan prepared by A. Burhoe,
B.C.L.S., dated June 22, 1971, and marginally
numbered LF 5710

cont'd....

MOTIONS (cont'd)

Allocation of Land for Highway Purposes
2280 East 37th Avenue (cont'd)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

2. Allocation of Land for Highway Purposes
(Block 2, Old Granville Townsite)

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for highway purposes all that portion of FIRST: Lot 11, except Parcel "A" (Reference Plan 1457) 2NDLY: Lots 12 and 13 and 3RDLY: Lot 14, except the East 26 feet; all of Block 2, Old Granville Townsite, Plan 168, outlined red on the plan prepared by A. Burhoe, B.C.L.S., attested to on the 12th day of July, 1971, and marginally numbered LD 1284, a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said land for highway purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same is hereby accepted and allocated for highway purposes and declared to form and to constitute portion of a highway.

- CARRIED

3. Senior Citizens Housing

At the meeting on September 28th, Notice was given of the following motion by Alderman Rankin, seconded this day by Alderman Phillips:

MOVED by Ald. Rankin,
SECONDED by Ald. Phillips,

THAT WHEREAS there are one million dollars included in the five year plan for housing;

AND WHEREAS there is an extreme shortage of senior citizens' housing;

AND WHEREAS there is a proposal by the Provincial Government for granting one-half wages to certain citizens who have been on welfare the previous three months;

THEREFORE BE IT RESOLVED THAT the Council instruct the Board of Administration to proceed with diligence to complete a plan to produce through service clubs, ethnic groups and Public Housing Authority, plans for building sufficient units to meet the current shortage.

- CARRIED

(cont'd) ...

MOTIONS (cont'd)

Senior Citizens' Housing (cont'd)

Commissioner Ryan proposed that, in giving effect to the motion, appropriate advertising be placed in the newspapers to enquire of interest in the matter. The Council agreed to this suggestion.

MOVED by Ald. Wilson,

THAT the whole matter be referred to the Standing Committee on Planning and Development to be considered along with other proposals.

- LOST

(The motion of Aldermen Rankin and Phillips was put and carried)

ENQUIRIES AND OTHER MATTERS

Alderman Phillips -
Report on Discussions
with Government and
Federation of Canadian
Municipalities

Municipal Job Program

Alderman Phillips advised of discussions on the subject of a municipal job program, and of a Toronto proposal, involving participation at all three Government levels.

The Alderman felt there was a possibility of working out a satisfactory program with our Provincial and Federal Governments and on Friday of this week, at 2:30 P.M. there will be a meeting with the Minister of Manpower, in the Mayor's Office, for discussion of the question. Members of Council were invited to be present and it was suggested that the Deputy Mayor be in communication with the Chairman of the Greater Vancouver Regional District and invite his attendance.

Alderman Phillips requested the Board of Administration prepare a brief for the meeting and a list of civic job opportunities dependent upon the necessary finances being available.

The Deputy Mayor so instructed.

Appointment of Mr. Egan to Certain
F.C.M. Committees

Alderman Phillips advised he would be forwarding a brief to members of the Council on this F.C.M. request, as a result of discussion with the Executive Director.

Tri-Level Conference

Alderman Phillips advised of discussion by the F.C.M. representatives in the matter of pressing for a tri-level conference.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Rankin -
St. James Church
Gastown Workshop

referred to an application by the St. James Church Gastown Workshop for financial assistance in connection with the organization's social service work and that representatives of the group wish to appear before Council.

It was agreed that when the Board of Administration report is before the Council, the delegation be given an opportunity to be heard.

Alderman Linnell -
Burial of Indigents and
Recent Demonstration at
1530 West 8th Avenue
Office

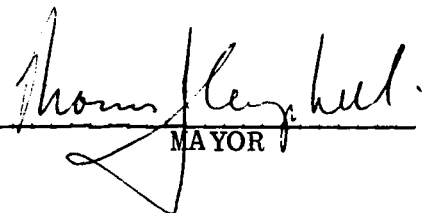
referred to a report dated Sept. 29, 1971 by the Director of Welfare Services on a demonstration at the Welfare Offices in reference to an indigent burial application. In commending the Director for his handling of the matter, Alderman Linnell reported arrangements are being made to keep the Council informed of departmental policy matters from time to time.

Deputy Mayor Alderman Bird -
Housing

requested the Board of Administration arrange for negotiations with the Central Mortgage and Housing Corporation in an endeavour to have low interest money available for construction in the City, of condominium housing since at the present time developers are unable to meet the \$15,000 ceiling.

The Council adjourned at approximately 5:15 P.M.

The foregoing are Minutes of the Regular Council meeting of October 5, 1971, which were adopted on October 19, 1971.


MAYOR


CITY CLERK

October 1st, 1971

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closing and Leasing Portion of the Lane
West of Commercial Drive South of Lane
North of 5th Avenue

"City Council on June 29th, 1971 adopted a report closing and leasing portion of the 16-foot lane west of Commercial Drive, south of the lane north of 5th Avenue. The portion to be closed and leased abuts Lot B of Lots 52 and 53, Block 145, D.L. 264A. The recommendation in the adopted report was to lease the closed lane to the owner of Lot A. This was a typographical error. The closed lane is to be leased to the abutting owner which is Lot B.

I RECOMMEND that the report for closing the lane abutting Lot B of Lots 52 and 53, Block 145, D.L. 264A adopted by City Council on June 29th, 1971 be amended by rescinding 'that the closed lane be leased to the owner of A' and substituting 'that the closed lane be leased to the owner of abutting Lot B.'"

Your Board RECOMMENDS that the foregoing report be adopted.

2. Local Improvements by "Petition"

The City Engineer reports as follows:

"I consider it advisable to carry out projects for:

- Pavement and Curbs
- Pavement and Curbs, Local Residential
- Lane Pavements
- P. C. Concrete Sidewalks

as shown on the attached schedule dated September 24th, 1971, as Local Improvements 'by Petition'.

The City's share of these improvements is available in the 1971 Street Capital Budget."

SECOND STEP:

The Director of Finance submits the following report on the financial arrangements:-

"In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the City Engineer's Report dated September 24th, 1971.

The estimated total cost of these improvements is \$834,980, and the City's share of the cost is \$561,961.

/continued . . .

Board of Administration, October 1, 1971 . . .

(WORKS - 2)

Clause 2 Continued

I have to report that the necessary financial arrangements can be made to carry out this work."

Your Board has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

The reports of the City Engineer and Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's Office.

3. Local Improvements - Special Relief

The Assessment Commissioner and Deputy City Engineer report:

"A letter has been received from a home-owner on Victoria Drive requesting relief from a Local Improvement charge for paving and curbing. The property in question is zoned RM-3 Multiple Dwelling, but developed with a single family dwelling. It is 33 feet wide by 99 feet deep, flanking the street which has been improved.

Local Improvement charges should reflect the benefit which each property will derive over the life of the improvement, and zoning is taken to be a better measure of a lot's probable long-time use and thus of its probable long-time benefit than is the present development. A special factor, however, applies in the case raised. Since this lot flanks the improvement the zoning has a double impact on the charge - once because the rate for multiple dwelling property is over twice the rate for residential property and again because multiple dwelling flankage pays on the basis of three-quarters of its length, but residential flankage on the basis of only one-quarter of its length. The combined effect is to make the charge seven times what it would be if the lot were zoned residentially. (\$132.90 per year as against \$18.80 per year).

Under Section 67 of the Local Improvement Procedure By-Law the City Council (by a two-thirds vote) can give special relief to a property which it deems to be 'inequitably or unjustly dealt with'. It is proposed that the double impact of the higher zoning be removed by having the property in question (and others like it) pay the rate per foot according to their zoning, but with flankage relief to a residential level. (The annual charge would thus be reduced from \$132.90 to \$44.30).

The flankage lots thus relieved and homes on fronting higher-zoned lots would still be paying over twice what they would if zoned residential. This is not felt to be unequitable in view of their potential redevelopment to the higher use. It is suggested that any question of further relief to flanking lots or relief to fronting lots would best be dealt with on a 'hardship' basis under the proposed system of deferring local improvement charges (which is before the Standing Committee on Finance). It is further proposed that the relief to homes on flanking higher-zoned lots should be limited to owner-occupied single family dwellings, and that it should not apply if the property was purchased since the local improvement charge appeared on the tax rolls.

A Council resolution will be required each year to give the proposed relief and this resolution will require a two-thirds vote of the members present.

It is not usual to make changes in local improvement policy retroactive and this change, if approved, would normally start with charges being placed on the tax roll in 1972. In the circumstances, however, it is proposed that the relief should also apply to the 1971 charge on the property in question and on any others who apply for relief this year. (No application would be required for relief in 1972 or subsequent years.) However a check will be made each year to ascertain if the use of the property at that time make it eligible for relief under the proposed policy.

/continued . . .

Board of Administration, October 1, 1971 . . .

(WORKS - 3)

Clause 3 Continued

We RECOMMEND:

- a) That Council adopt a policy of giving relief on local improvement charges to homes on a flanking higher-zoned lots:
 - i) so that they pay a rate according to their zoning but with a residential level of flankage relief;
 - ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;
 - iii) that the relief apply to local improvements for pavement and curbs and for sidewalks.
- b) That the Assessment Commissioner be instructed to bring forward each year a list of the properties and a formal resolution giving the relief to those properties still eligible."

Your Board RECOMMENDS adoption of the foregoing recommendations of the Assessment Commissioner and Deputy City Engineer.

INFORMATION

4. Pollution of False Creek

This report provides information to Council concerning requests by Messrs. Gallon and Woodhouse of SPEC for action on certain pollution problems in the False Creek area and for permission to appear as a delegation concerning these. It is also further to inquiries by various members of Council. The matters brought up by SPEC are:-

- (1) General pollution of False Creek
- (2) Specific problems:-
 - (a) Scott Poultry
 - (b) Myer Franks
 - (c) Western Bridge
 - (d) C.P. Transport
 - (e) Bay Lumber Company

The Director of Permits & Licenses and the Deputy City Engineer report as follows:-

"(1) GENERAL POLLUTION

Industries situated in the False Creek area from which wastes could eventually find their way to False Creek have been under more rigorous inspection since the amendments to the Plumbing Bylaw were adopted May 18, 1971. These amendments set out standards for industrial wastes. Discussions with management have taken place in most instances to initiate corrective action. Inspections were also carried out in the area and in specific industries with representatives of the Provincial Pollution Control Branch. Your officials also have close contact and the co-operation of the Federal Fisheries Department and other departments concerned in pollution control in this area, as well as in the remainder of the City. All sewer outfalls to False Creek have been or will be registered with the Pollution Control Branch who will also adjudicate on the acceptability of effluent reaching False Creek.

In addition to the foregoing, the Engineering Department has advanced its sewer programme to improve the general system in the False Creek area. The status is as follows:-

/continued . . .

Clause 4 Continued

- (a) In the areas north and south of the Creek, all sanitary outfalls in the City system have been eliminated and diverted to Iona Island. Several storm outfalls exist and some of these act as overflows to combined systems during periods of high precipitation. Most of the private sites adjacent to the Creek are on septic tanks. A few of these discharge overflows into the City storm sewers.
- (b) In the area east of False Creek the Engineering Department has advanced a programme for up-grading the sanitary and storm systems in the False Creek Flats and adjoining areas which now contribute to the Terminal Avenue outfall. A portion of the cost of these systems is expected to be borne by the Canadian National Railway. So far agreement has not been reached on this cost sharing. On June 14, 1971 Council directed that the City not proceed unilaterally with construction of facilities until such agreement is reached.

(2) SPECIFIC PROBLEMS

(a) Scott Poultry

This company has caused problems in the past and their holding and separation system must be enlarged to correct the situation. The company chose to construct a new plant in another municipality which is now near completion. It is expected that the move to the new plant will take place before the end of October 1971.

(b) Myer Franks

Myer Franks has for a long time been discharging oily wastes into the storm system terminating in False Creek. Very considerable effort has been made by the City to correct this situation with Myer Franks Ltd., but to date this has been unsuccessful. A separate report from the Director of Permits & Licenses and the Deputy City Engineer containing recommendations on this matter is before Council today.

(c) Western Bridge

The plant is served by a City sewer but only sanitary wastes are discharged to it. Industrial wastes are discharged to False Creek.

The firm is presently conducting a study to determine what waste treatment will be required before the wastes can be discharged to the City sewer. Neutralizing the wastes can be readily accomplished. However, some experimentation must be performed in order to find an efficient and practical method of removing certain metals which are in solution in the wastes.

(d) C.P. Transport (North Side of False Creek)

C.P. Transport park a number of trucks and tanker trailers in the C.P.R. yards on the north side of False Creek. Occasionally some of the tank trucks were flushed out and the washings, mainly polymer resins and water, were discharged to the ground in the parking area. These wastes cannot be disposed of either to the ground or to the water in this area without causing problems. The manager of C.P. Transport, Mr. W. McDonald, was advised of this and the wastes are now placed in 45 gallon drums for removal. An underground storage tank is being installed.

/continued . . .

Clause 4 Continued

Oily wastes were being disposed of in a pit adjacent to False Creek. Continuation of this practice could have led to oil leaching through the bank into False Creek. Mr. A. Price, Divisional Engineer for the C.P.R. had the pit filled in and waste oil is now collected and removed.

The C.P.R. has a problem with people dumping rubbish in the area.

The C.P.R. yards are not served by City sewers. The three outfalls which the C.P.R. have in False Creek are receiving the attention of the Provincial Pollution Control Branch.

(e) Bay Lumber Company

Lumber manufacturers treat the lumber with a solution to prevent the wood from staining. Bay Lumber Company has a sump through which the lumber carriers, loaded with wood, are driven. The sump has a capacity of approximately 17,000 gallons. The anti-staining solution is added in the proportion of 1 gallon to 100 gallons of water. The sump does not have an outlet pipe and no evidence of the anti-staining solution entering False Creek has been found.

Permatox was commonly used by the lumber industry to prevent staining. It is no longer used since it contains mercury.

There appears to be no need to empty the sump - it is a matter of adding to the sump contents to make up what is absorbed by the lumber or lost by evaporation.

SUMMARY

Efforts have been increased by the various Civic Departments involved to reduce pollution in False Creek. These have been directed to intensified inspection and control as well as the design and advancement of sewerage programmes. In addition, co-operation has continued with the Pollution Control Branch and the Fisheries Department as well as the Sewerage and Drainage District in the effort to solve pollution problems in this area.

From time to time specific problems require action by Council as is the case with Item 2(b) above, being dealt with separately today."

YOUR BOARD submits the foregoing report for the INFORMATION of Council.

DELEGATION REQUEST MR. G. GALLON SPEC.
(Copies of the letters from Messrs Gallon & Woodhouse of SPEC are circulated for information).

RECOMMENDATIONS:

5. Control of Oily Wastes
Myer Franks Ltd.

Your Board submits the following report of the Director of Permits & Licenses and the Deputy City Engineer re control of oily wastes - Myer Franks Limited:-

"This problem has existed for many years and several reports have been before Council on the matter. On September 1, 1970 Council passed a resolution that Myer Franks Ltd. be required to connect to a sewer at standards acceptable to the Sewerage District. At that time Council requested a report on the matter within six months.

/continued . . .

Clause 5 Continued

On March 9, 1971 Council received a report from civic officials stating that effluent had been tested during the period by the Department of Fisheries, the Greater Vancouver Sewerage District and the City and in all cases the effluent from Myer Franks was found to be such that the Sewerage District would not permit connection to its trunk sewer.

On March 4, 1971 a letter was received from Mr. Applebaum of Myer Franks Ltd. (copy attached) stating that he would:-

- (a) Discontinue that portion of my business which has resulted in an effluent unacceptable to the City and higher authorities by June 1st, 1971, and remove the equipment used in this process as soon as practicable thereafter. We will be continuing the chaining of drums, but not the complete reconditioning process. At present the use of water has been cut drastically and after June 1st, we will use even less.
- (b) Retain the 'open drum' type operation.
- (c) Ensure the only discharge from the plant will be clean water not containing any contaminants, and having a temperature not higher than 150 degrees F.

Your Officials reported this to Council at Mr. Applebaum's request in the report of March 9, 1971. In view of the commitment by Myer Franks to eliminate the problem by June 1, 1971, no further recommendations were made for further action at that time.

At this time we have to report that the commitments made by Myer Franks Ltd. as noted above, have not been fulfilled. The portion of the business resulting in unacceptable effluent has not been discontinued. Water meter readings show that an average 14,200 gallons per working day were used in May and June 1970 and 13,200 gallons per day were used in May and June 1971.

The commitment to discharge clean water not containing any contaminants has not been met and samples show that effluent is still unacceptable. Further, access to the plant for the purpose of taking samples has been denied by Mr. Applebaum on several occasions.

Mr. Applebaum now proposes a system which he contends will eliminate the problem, but has not provided any plans or specifications for approval as required by the Plumbing Bylaw. Mr. Applebaum has contended at meetings with officials from the Department of Permits & Licenses and the Engineering Department that this system will provide for separation of the effluent into three components:-

- (a) Oily wastes which will rise to the surface of the separation apparatus.
- (b) Sludge which will settle to the bottom.
- (c) Water which will be re-circulated or discharged into the sewer.

Mr. Applebaum experimented with the product Poly Complex A-11. This product is an oil dispersant of the type used to assist in cleaning up oil spills on an emergency basis. Although your Officials, after consultation with the Department of Fisheries, permitted the use of this compound for a one-time clean up of the premises which Mr. Applebaum requested, we cannot approve its use on a continuing basis because:-

/continued . . .

Clause 5 Continued

- (a) It is toxic
- (b) It does not eliminate the oil content from the effluent.

The position of the Federal Department of Fisheries on this matter is quoted below in an excerpt from a July 12, 1971 letter from that Department:-

'From a monitoring and effluent quantity viewpoint, the oil treated in this manner will still show up in analysis as oil regardless of whether or not emulsifiers are used. Consequently, the Greater Vancouver Sewerage and Drainage District's oil standard which is acceptable to our Department cannot be met.

Like you, we feel that emulsifiers and dispersants may be useful under emergency conditions. However, we cannot regard their continuous use as a suitable effluent treatment technique because they will increase toxicity and they do not remove the oil. They only mask it.'

Myer Franks has also asked that the City guarantee that it would be able to accept the sludge from the proposed separation tanks. Evidence to date shows that the sludge will be in a liquid state which is unacceptable at the Vancouver sanitary landfill in Delta since it could permeate for considerable distances through the fill. Accordingly, your officials have not been able to give Myer Franks the requested guarantee.

Myer Franks have installed, as part of the new system, a device designed to pick the oily wastes from the surface of the settling apparatus after which it could be disposed of. The effectiveness of this device is not known, however, there are indications that the water remaining after such separation would exceed the allowable oil content for discharge into the sewer. There is, therefore, insufficient indication that the process will be successful in this regard.

SUMMARY

1. The commitments made by Mr. Applebaum of Myer Franks to eliminate the problem by June 1, 1971, have not been carried out.
2. Effluent from the plant is not satisfactory for acceptance into the sewer, as required by Council resolution of September 1, 1970.
3. Plans of the changes in the operation proposed by Mr. Applebaum have not been presented in a manner which can be properly assessed.
4. Waste products from the proposed system, at this time, do not appear to be suitable for acceptance into the sewer system or the sanitary landfill.

RECOMMENDATIONS

In view of the continuing problem, long past deadlines set by Mr. Applebaum himself, and the lack of assurance that proposed changes will be effective, your Officials

RECOMMEND that the City of Vancouver Business License for Myer Franks Ltd. be suspended until such time:-

/continued . . .

Board of Administration, October 1, 1971 . . .

(WORKS - 8)

Clause 5 Continued

- (1) as a process is installed which provides waste material which can be accepted by the Greater Vancouver Regional District for a sewer connection or can be disposed of by any other approved method. Such installation shall be properly engineered and supported with adequate drawings and specifications.
- (2) On receipt of such information and when the installation is made, the City permit operation for two weeks to determine whether the waste materials are acceptable. If the wastes are satisfactory, operation of the plant will be permitted to continue provided that at all times all related legislation is complied with."

Your Board RECOMMENDS the foregoing report of the Director of Permits and Licenses and the Deputy City Engineer be tabled pending the opportunity being given to Mr. Applebaum to appear before Council and show cause why his license should not be suspended as per the recommendation of the officials and in the meantime a copy of this Board of Administration report be furnished to him.

6. Street Closure - 19th Avenue
Oak Street to Laurel Street

Your Board submits the following report of the City Engineer:

"Congregation Schara Tzedek, in a letter dated September 24th, 1971, signed by Rabbi Hier, are requesting permission to close 19th Avenue between Oak Street and Laurel Street to vehicular traffic on October 11th, 1971 from 7:00 P.M. to 9:00 P.M. so that they may hold a religious service in the street. Approximately 500 people are expected to attend.

There are no objections to this closure from an Engineering or Police Department standpoint, and transit service is not affected.

Temporary signing together with barricades will be required.

It is accordingly RECOMMENDED that 19th Avenue from Oak Street to Laurel Street be closed to vehicular traffic on Monday, October 11th, 1971 from 7:00 P.M. to 9:00 P.M. provided that:

- (a) Costs of barricading and signing are borne by the applicant.
- (b) The applicant enter into an arrangement, satisfactory to the Corporation Counsel, indemnifying the City against all possible claims that may arise from the festivities.
- (c) That all details be to the satisfaction of the Chief Constable and the City Engineer."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 36-37

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Rezoning: North side West 6th Avenue
between Balsam & Larch Streets (H.J. MacKay)

The Director of Planning and Civic Development reports as follows:

"An application has been received from H.J. MacKay, 235 East Broadway, requesting an amendment to the Zoning and Development By-law whereby Lots 11 - 14, Block 261, D.L. 526, being the north side of West 6th Avenue between Balsam and Larch Streets, would be rezoned from an RT-2 Two Family Dwelling District to an RM-3 Multiple Dwelling District.

The applicant states the purpose of his application is: 'construction of an apartment building.'

The subject lands each have a frontage of 50' and a depth of 120', with no lane on the block. The properties are occupied by older type dwellings, similar to those in the general area.

The present zoning of the Kitsilano area, bounded roughly by Cornwall Avenue to the North, Burrard Street on the East, Larch on the West terminating at the lane South of 4th Avenue and Vine Street on the West, between 4th Avenue and Broadway, consists of approximately 166 acres, with only 81 acres developed with specifically designed apartments, and 4 acres with institutional uses.

The Technical Planning Board on August 27, 1971, recommended that the application be not approved for the following reasons:

1. There still exists approximately 81 acres of land in the Kitsilano area zoned for apartment development that is currently occupied generally with older dwellings.
2. The rezoning of this site would create an isolated RM-3 Multiple Dwelling District site, permitting a high-rise building in an area otherwise zoned as RT-2 and developed with dwellings generally 1 and 2 storeys in height.

The Technical Planning Board also wishes it noted that under the provisions of the RT-2 District Schedule, with notification of the adjacent property owners as the Technical Planning Board deems necessary, an apartment building or townhouse may be approved as a conditional use, with suitable design, and subject to the RM-1 Multiple Dwelling District Schedule Regulations --- i.e. height of the building shall not exceed 2 storeys plus cellar or 1 storey plus basement, floor space ratio shall not exceed 0.75.

The Town Planning Commission on September 10, 1971, endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the application be refused in accordance with the recommendations of the Technical Planning Board and Town Planning Commission.

DELEGATION REQUEST	-	Mr. Don Foster for Dr. H. J. MacKay
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Board of Administration, October 1, 1971 (BUILDING - 2)

2. Redevelopment Project 2, Area A-5
Development Permit Applications and
Options to Repurchase - Lancer of
Canada Ltd.

The Director of Planning and Civic Development reports as follows:

"BACKGROUND

Two sites on East Cordova Street on the west side of Hawks Avenue were sold to Lancer of Canada Ltd. early in 1969 as part of Redevelopment Project 2, Area A-5. The City holds a repurchase option if development is not commenced within 18 months or completed within 36 months of the date of sale.

Two six-month extensions have been granted and by letter dated August 17th, 1971, on instruction of Council, the Company was informed of the City's intent to exercise the repurchase option unless development was started within 90 days of August 11th, 1971. In response to the above letter, the development permit applications dated August 27th, 1971, were made.

These applications are being reported to Council because they include only 5,000 square feet of the total 40,000 square feet development. Council is therefore requested to approve a further repurchase option to ensure that development of the total 40,000 square feet building will commence within an 18-month period.

THE APPLICATIONS

The properties were advertised and sold on the basis that the Director of Planning would 'examine all development permit applications for development on the lands to ensure that development is of a suitable standard.'

In terms of redevelopment objectives for this area, which included the replacement of substandard housing by good quality industrial development, the development proposed is not considered suitable for the following reasons:

1. The proposal does not realize the potential of the site. Lot B, Block 60 is a large site with a frontage of 200' on the south side of Cordova Street and 122' on the west side of Hawks Avenue. Development Permit Application No. 56825 proposes a small warehouse of 5,000 square feet located on one quarter of the site, leaving most of the site undeveloped, and marked on the site plan as "future addition".
2. The proposal for Lot B, Block 51 (Development Permit Application No. 56826) which has a 50' frontage opposite on the north side of Cordova Street, is for a parking lot. This proposal does not meet the objective of good quality industrial development for the area and without being related to a larger development is therefore considered unsuitable.

cont'd . . .

Board of Administration, October 1, 1971 (BUILDING - 3)

Clause 2 continued

3. The properties were sold to the Company on the basis that a 40,000 square foot garment factory estimated to employ 250 people would occupy the large site on the south side of Cordova Street with required parking being located on the small site on the opposite side of Cordova Street. The present applications therefore represent less than 15% of the final development.

ALTERNATIVE COURSES OF ACTION

1. Refuse both Development Permit Applications and exercise the options.

In the opinion of the City Solicitor, the City could adopt this course on the basis that the development proposed is significantly different from that indicated at the time of sale.

However a recent visit to the Company's existing premises at 367 Water Street revealed that the Company is housed in overcrowded and expensive leased premises. They wish to relocate to a new 40,000 square foot building but apparently would prefer phased construction over a three to five year period.

2. Accept the 5,000 square foot warehouse and parking lot as the first stage subject to further plans being submitted showing the relationship of the first stage to the total development and subject to guarantees that a start will be made on the final stages of the 40,000 square foot project within a reasonable period, e.g. 18 months.

It is felt that this course of action would be more appropriate in view of the Company's intention to relocate from their existing space in Gastown and the proximity of the Cordova Street site to the Company's female workforce, many of whom live in the Strathcona area.

The following recommendation has been prepared in consultation with the Supervisor of Property and Insurance, the City Solicitor and representatives of the Senior Governments on the Urban Renewal Co-ordinating Committee.

It is RECOMMENDED that Development Permit Applications Nos. 56825 and 56826 be issued, subject to the following conditions:

1. Plans be submitted showing the proposed building located on the west 50' frontage of Lot B, Block 60; sketch elevations, sections and floor plans of the total development be submitted including the relationship of the present proposal to the total development.

cont'd . .

Clause 2 continued

2. The applicant to submit a firm undertaking in writing to enter into an Agreement with the City that unless development of the total development of approximately 40,000 square feet is started on the east 150' frontage of Lot B, Block 60 (Lots 15-20) within a period of 18 months of the date of the development permit, the City shall have the option to repurchase the east 150' frontage of Lot B, Block 60 (Lots 15-20) and Lot B, Block 51 (Lots 23 and 24) at the net sale price; if the option is exercised the costs of subdividing Lot B, Block 60 shall be borne by Lancer of Canada Ltd.; such agreement to be without prejudice to the repurchase options presently held by the City to guarantee completion of development.

FURTHER RECOMMENDED that a letter be sent to Lancer of Canada Ltd., informing them that unless Conditions 1 and 2 are met within 30 days of the date of the Development Permits, the City will exercise its repurchase options prior to November 11, 1971"

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be approved.

(Copies of a map indicating the property owned by Lancer of Canada are circulated for the information of Council)

INFORMATION

3. Waterlots:
Bayshore Inn and Burrard Street

The Director of Planning & Civic Development reports as follows:

"On June 8th, 1971, City Council resolved:

'THAT WHEREAS the waterlots between the Bayshore Inn and Burrard Street are held by the National Harbours Board;

AND WHEREAS the City may be able to use the property creatively;

THEREFORE BE IT RESOLVED THAT the Director of Planning and Civic Development report on the status of leases, use and possible future of the property.'

The information requested is as follows:

Appendix A shows the property in question and the whole area outlined with a dotted line (that is, both the upland property and the waterlots up to the harbour headline) is now in the ownership of Marathon Realty. The land was originally owned by the National Harbours Board but, by agreement of December 31, 1967, was transferred to the C.P.R. Certain parts of the area are covered by sub-leases. The parcels concerned are outlined and located as (A) to (K) on Appendix A. Details of the occupancies and lease terms are as follows:

<u>Pcl.</u>	<u>Ownership</u>	<u>Lessee</u>	<u>Date of Lease</u>	<u>Term</u>
A	C.P.R.	Grand Shipping & Investment Co. Ltd.	June 15, 1959	20 years
B	C.P.R.	W.R. Menchions & Co. Ltd.	Oct. 1, 1956	20 years
C	C.P.R.	Capilano Shipping Co. Ltd.	Sept. 1, 1961	20 years

cont'd . . .

Board of Administration, October 1, 1971 (BUILDING - 5)

Clause 3 continued

D	C.P.R.	Blackmore Marine Services	June 1, 1962	year-to-year, self-renewing, 60-day cancellation clause
E	C.P.R.	Kanata Marine Ways	Feb. 15, 1948	"
F	C.P.R.	Air West Airlines	May 1, 1968	"
G	C.P.R.	L.H. Gordon & Clarence Wallace	Sept. 1, 1969	Year-to-year, self-renewing, 1-month cancellation clause
H	C.P.R.	Great West Towing & Salvage Ltd.	Jan. 1, 1969	Year-to-year self-renewing, 60-day cancellation clause
I	C.P.R.	Gulf Oil Canada Ltd.	July 1, 1969	10 years, 1-year cancellation clause
J	C.P.R.	Crown Federal	May 13, 1971	year-to-year, self-renewing, 1-month cancellation clause
K	C.P.R.	Crown Federal	April 1, 1914	Year-to-year self-renewing, 1-year cancellation clause

The Planning Department as part of the overall zoning studies for Downtown are investigating the potential utilization of land and water areas between the Bayshore Inn and Piers B - C.

In the foreseeable future, and as long as it is required, the present land area at grade is an essential part of the C.P. Rail operation serving the waterfront and transfer of cars to Vancouver Island. The other existing uses, such as marinas consisting of storage and repair of boats and terminal facilities for sea planes, might be relocated, dependent on adjacent development.

It is possible that subject to C.P.R. granting air-rights above the transportation facilities, non-industrial uses such as residential, tourist and related retail, could be developed. Open space and public access provisions should be included in any such development.

Part of the area is in the space required for access to a Second Crossing of the First Narrows."

Your Board submits the report of the Director of Planning and Civic Development for the INFORMATION of Council.

(Copies of the map, Appendix A, are circulated for the information of members of Council)

FOR COUNCIL ACTION SEE PAGE(S) 37

LICENSES AND CLAIMS MATTERS

RECOMMENDATION

- 1. Claim No. 11486
Accident - October 31, 1970
William R. Matthews

The Corporation Counsel reports as follows:

" Mr. William R. Matthews was involved in an automobile accident on October 31, 1970 which resulted in damage to a City owned motor vehicle under the control of the Police Department. At the time of the accident Mr. Matthews was being pursued by members of the Police Department who were attempting to apprehend him for a number of alleged offences. The amount of the damage to the City owned vehicle is \$746.10.

Since the vehicle driven by Mr. Matthews had been stolen, there was no insurance coverage in effect. Mr. Matthews has made no payment to the City to date and since there is a one year limitation period on motor vehicle accidents, the City must commence an action against Mr. Matthews before October 31, 1971 in order to protect its claim.

Accordingly I recommend that authorization be given for the commencement of an action against Mr. Matthews to recover the damages incurred by the City."

Your Board RECOMMENDS that the recommendation of the Corporation Counsel be approved.

CONSIDERATION

- 2. Licensing of Laundromat in South Granville Area

Your Board submits the following report of the Chief License Inspector:

"Certain cleaning establishments in the area near 67th Avenue and Granville Street have submitted a communication stating that they are of the opinion that a license will be applied for, to permit the operation of another dry cleaning and laundromat store in this area. These petitioners express the view that to grant the license could seriously affect present businesses in this field operating in the vicinity. It is proposed that before Council issues a license, adequacy of service, quality and standard should be considered.

The License Office has no record of an application for a license for this new business having been received, although enquiries may have been made.

It is not the general policy of Council to restrict licenses of this nature.

Board of Administration, October 1, 1971 (Licenses 2)

Clause #2 Continued

A copy of the petitioners' communication is furnished to Council for information and it is noted the petitioners request that if a license application is made, that they be given an opportunity to be heard by Council on the matter."

Your Board submits the foregoing report of the Chief License Inspector for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 37-38

Board of Administration, October 1, 1971 (FIRE - 1)

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Street Closure for Lions
Dance and Parade

The City Engineer reports as follows:

"The Chinese Nationalist League of Canada are requesting the closure of Pender Street to vehicular traffic between Carrall Street and Gore Avenue so that they may celebrate the "Double Tenth National Day" in the form of a Lions Dance and Parade on Sunday, October 10, 1971.

The proposal is as follows:

ASSEMBLY: 2:30 P.M. - 3:00 P.M. - at 499 East Pender Street

ROUTE: 3:00 P.M. - West on Pender Street from 499 Pender Street to Carrall Street, then East on Pender Street to 529 Gore Avenue for dispersal.

DISPERSAL: 4:00 P.M. - 4:30 P.M. - Gore Avenue between Pender Street and Keefer Street.

There will be approximately 200 participants plus the Lion in the parade. Main Street will only be closed while these people are crossing the intersection which should take approximately five minutes.

B.C. Hydro Transit Authority will reroute the Pender Street transit vehicles, and members of the Police Department will be in attendance.

Temporary parking prohibitions together with barricades will be required.

It is accordingly RECOMMENDED that Pender Street between Carrall Street and Gore Avenue be closed to vehicular traffic between the hours of 2:30 P.M. and 4:30 P.M. on Sunday, October 10, 1971, provided that:

1. Costs of barricading and signing are borne by the applicant.
2. The applicant enter into an arrangement, satisfactory to the Corporation Counsel, indemnifying the City against any claims that may arise from the street closure.
3. The cost of any additional street cleaning over and above normal street cleaning also be borne by the applicant."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

(Copies of the letter from the Chinese Nationalist League of Canada dated September 22nd together with plan of barricading are circulated for the information of Council)

FOR COUNCIL ACTION SEE PAGE(S) 38

FINANCE MATTERS

RECOMMENDATION

1. Admission Charges - Centennial Museum
and H. R. MacMillan Planetarium

The Museums Manager reports as follows:

"On August 15 1969, City Council adopted a resolution that abolished the special group ticket admission rate which had allowed for a 25% reduction on the total cost of tickets to groups of twenty or more people.

The Planetarium has now been in operation for nearly three years and some very clear patterns of attendance have been established. In the Summer season, holiday periods at Christmas and Easter, and on weekends throughout the year, the Planetarium theatre is nearly always filled to capacity. However, attendance drops to 50% of capacity or lower during Tuesdays, Wednesdays, and Thursdays in the period from mid-September to mid-May.

It is my opinion, and this is supported by the Vancouver Ticket Centre which handles all our ticketing functions, that if a specified and carefully controlled group booking arrangement was reinstated, we could bolster the patronage in the slow mid-week period. It would certainly appeal to many societies, clubs, and other groups who are constantly looking for informative but inexpensive activities.

The suggested group rate would apply only to the adult rate of \$1.25. It would mean a reduction to \$1.00 for groups of twenty or more adults. No adjustment should be made to the current children's and senior citizen's rate of 50¢.

Accordingly, I recommend that

- (a) A group admission fee for the Planetarium be established
- (b) This fee be \$1.00 for each adult when there are twenty or more adults in a group making a reservation for a Planetarium show.
- (c) This fee apply only to regular shows Tuesday to Thursday during the period from Labour Day to Victoria Day, but not including the Christmas and Easter holiday periods
- (d) A strict policy of no refunds or exchanges on discounted tickets be established."

Your Board RECOMMENDS the foregoing recommendations of the Museums Manager be adopted.

CONSIDERATION

2. B.C. Festival of Sports:
Appointment of 1972 Festival Chairman

A letter dated September 9, 1971, has been received from the Manager of the B.C. Festival of Sports requesting that Council appoint a Festival Chairman who will co-ordinate the Festival of Sports in the Spring of 1972. Council consideration before October 15, 1971, is requested.

This organization submitted a similar request in 1970 for the 1971 Festival of Sports and, in this regard, Council passed the following Motion:

"THAT, in response to the request from the B.C. Festival of Sports, Alderman Sweeney be appointed liaison between the Council and the Festival in connection with the 1971 Festival of Sports, and it be understood that this action will not involve the City in any additional expense."

Your Board submits the foregoing for the CONSIDERATION of Council.

(Copies of the B.C. Festival of Sports letter dated September 9, 1971, are circulated.)

69

69

3. Grant: Vancouver Ski Team

A letter has been received from the President of the Vancouver Ski Team, requesting a grant of an unspecified amount to further the cause of competitive skiing in the Vancouver area. It is advised that the annual operating budget for the Team is \$25,000, which is being raised by fund-raising projects and fees collected from the skiers involved. It is hoped to raise the required balance of this by appealing to other sources.

Your Board submits the foregoing for the CONSIDERATION of Council.

(Copies of the letter from the Vancouver Ski Team are circulated.)

4. Fraserview Branch Library:
Six Day Service

The Director of Finance reports as follows:

'The Director of the Vancouver Public Library makes the following request:

'It is the intention of the various agencies operating out of the Fraserview Branch Library to offer services between the hours of 9:00 a.m. to 9:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. The Library Board also wishes to offer service on this basis'.

He requests an addition to his budget of \$950.00 for extra salary costs for the three months remaining in 1971.

The Fraserview Branch, when opened, will be one of eleven branch libraries in the City. All but one of the branches offer public service from 9:30 a.m. to 9:00 p.m. Monday to Friday and 9:30 to 6:00 p.m. on Saturday. Each branch, however, is closed on Sunday and on Monday or Wednesday, as best suits the location. One branch offers service from noon only.

The request from the Library Board does not offer any proof of a heavy public demand for extra service at the branches, and it is probable that Council will not wish to consider the extra service proposed at the Fraserview Branch in isolation from the other ten branches, or other service needs of the City.

It has not yet been determined what extra hours of service if any will be offered at Fraserview by other City Departments and other agencies, but any service offered will likely be only for special situations that are not comparable to library service.

The cost of normal hours of service for the Fraserview Branch has already been provided for in the 1971 Library budget.

For Council Consideration

That the Director of the Vancouver Public Library be advised that Council does not deem it advisable to consider the extra service proposed at Fraserview Branch Library in isolation from service at the ten other branch libraries operating in the City; or from other service needs of the City which may have a higher priority".

Your Board submits the above report of the Director of Finance for the CONSIDERATION

BOARD OF ADMINISTRATIONPERSONNEL MATTERSSUPPLEMENTARY REPORTOCTOBER 1, 1971RECOMMENDATION

1. Conference - American Water Works Association -
Pacific Northwest Section - May 3 to 5, 1972

The Deputy City Engineer reports as follows:

"The 1972 Conference of the Pacific Northwest Section, American Water Works Association will be held in Portland on May 3rd to 5th, 1972, and the 1973 Conference of this Association will be held in Vancouver on May 11th to 13th, 1973.

The City of Vancouver has membership in this Association with the City Engineer as representative. Participation in the affairs of this Association is beneficial and desirable because of our active association with Pacific Northwest members who operate under similar conditions and have similar problems to solve.

In its letter the Association has indicated that 'local people must by virtue of their location do most of the preparation work for the Conference'. They have therefore asked that the City Engineer (we suggest a representative) act on the 1972 Conference Committee as orientation for the 1973 Conference and attend Conference meetings (likely two) to be held in the Portland area.

The meetings are usually held on Fridays or on weekends and travel costs are assumed by the Committee members. The cost to the City, other than the time away from the office, would be for transportation, hotel (one night) and per diem in each case (one day). The estimated cost will be approximately \$100 per trip based on air travel and the meetings being held in the Portland area.

I therefore request approval:-

- (a) To have the Deputy City Engineer, Assistant City Engineer, Sewer, Water & Sanitation, or the Administrative Assistant, Engineering (one only per meeting) attend the meetings to be held in the latter part of 1971 and 1972. as orientation for the 1973 (Vancouver) Conference.
- (b) That funds be made available within the Engineering Department G.L. Control 8002 for 1971 expenditures and 1972 funds be included in the 1972 budget when submitted."

Your Board RECOMMENDS the above report of the Deputy City Engineer be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 39

BOARD OF ADMINISTRATION

PROPERTY MATTERS

OCTOBER 1, 1971

RECOMMENDATION

1. Acquisition for Park Site #10
2332 Prince Edward Street

The Supervisor of Property and Insurance reports as follows:

"Parcel D, W $\frac{1}{2}$ Block 104, D.L. 264A, known as 2332 Prince Edward Street, has been offered for sale to the City by the owner. This property forms part of Park Site #10, which is listed under Table II of Park Sites Purchases Program - 1971 to 1975, confirmed by City Council on December 15th, 1970.

These premises comprise a 2 $\frac{1}{2}$ storey frame dwelling with a main floor area of approximately 1,000 sq. ft., erected in 1906 on a lot 46' x 82', zoned RM-3. The dwelling contains 8 rooms (divided into 3 rental units), 11 plumbing fixtures, has patent shingle roof, siding and shingle exterior, a concrete foundation, full concrete basement and is heated by a gas-fired hot water system. This dwelling is in fair condition for age and type. All rental units are occupied by tenants on a month-to-month basis.

Following negotiations with the owner, he has agreed to sell for the sum of \$26,200.00 as of September 30th, 1971. It is considered that this price is fair and equitable and represents market value in this area. The Parks Superintendent concurs in the purchase of this property.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of \$26,200.00 as of September 30th, 1971, chargeable to Code #4189/-, Park Sites Purchase Account."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

CONSIDERATION

2. Hamilton Harvey Ltd. Lease of Lane

The Supervisor of Property and Insurance reports as follows:

"On March 25th 1969, City Council approved an application to lease the Lane situated West of Main St. from 5th Ave. to the Lane to the North (Block 24, D.L. 200A) for loading and parking access to the adjoining store, Hamilton Harvey Limited. On April 21st, 1970, City Council amended the conditions of the lease to permit the construction of a walkway over the lane from the parking area to the store. The term of the lease was for 10 years, the lease to commence March 1st, 1969, subject to 6 months notice of cancellation at a rental of \$75.00 per month.

. . . Cont'd.

Clause No. 2 (Cont'd.)

A letter has now been received from Hamilton Harvey Limited advising that due to economic conditions it has been impossible to raise the necessary funds for their expansion program. They also advise:

"We have not altered the use of the lane in any way, and respectfully request the City of Vancouver to consider the start of rent payments under the aforementioned lease to commence at the time when the lease is used for the purpose for which it was required.

We would appreciate the refund of rent paid to date if this is possible, and if not, we request that further rent be deferred until construction begins."

The total rent paid to September 30, 1971 in accordance with the terms of the lease is \$2,325.00. The lease does not provide the lessee with the right of cancellation.

A recent inspection of the site confirms that the use of the lane has not been changed in any way. The lane is still used for public access and has heavy power and transformer poles running through it.

It would appear that the Company has been premature in their signing of a 10 year lease in view of the fact that the proposed expansion of the store across the lane has not materialised.

Council may wish to give consideration of the request on either of the following basis:

- (1) Insist upon the lease being honored for the full 10 year term.
- (2) Cancellation of the lease from January 1st, 1972.

It is noted that the City is in the position to have the lease enforced on a legal basis. However, as the lane is still used for a public access only, in conjunction with the adjoining east-west lane, cancellation may be justified.

The foregoing report is submitted for Council's CONSIDERATION.

RECOMMENDATIONS

3. Acquisition and Exchange of Properties for
Replotting - S.E. Sector Macmillan Bloedel Limited

The Supervisor of Property & Insurance reports as follows:

"At the Special Council Meeting of September 7th, 1967, the Board of Administration submitted a report concerning a proposed scheme of development for the S. E. Sector. The Director of Planning was instructed to report further on design, zoning, servicing, etc., and the Supervisor of Property and Insurance was authorized to commence negotiations with private owners for inclusion of their lands in a scheme of subdivision and that these negotiations may result in total acquisition, partial acquisition and/or exchange of land.

On May 31st, 1968, City Council approved an overall concept plan for the S. E. Sector, dated May 16th, 1968, prepared by the Director of Planning. The S.E. Sector was defined as being the area bounded by 48th Avenue, Boundary Road, Kent Avenue, Kerr Street, 54th Avenue and Tyne Street, containing an area of approximately 620 acres. This plan provided for the development of various residential uses, a shopping centre, school sites, park sites, etc., as well as a major industrial area South of a relocated Marine Drive.

. . . Cont'd.

Board of Administration, October 1, 1971 . . . (PROPERTY MATTERS -3)

Clause No. 3 (Cont'd.)

Further to Item 1, Works and Utility Matters, May 9th, 1969, adopted by Council, May 13th, 1969, it was reported that a sanitary interceptor sewer was proposed for construction by the Greater Vancouver Sewerage & Drainage District along the proposed alignment of Marine Drive South of existing Marine Drive from Kerr Street to Boundary Road. This interceptor sewer would connect with the City's Kerr Street trunk sewer which together will serve the whole of the S. E. Sector. The Supervisor of Property and Insurance was authorized to negotiate for the privately-owned lands required for the road alignment.

Various lands owned by MacMillan Bloedel Limited are required for road and replotting purposes. These lands are indentified as Parcels 1, 2 and 3 on the circulated plan. Parcel 4 shown thereon is City property. The approximate alignment of new S.E. Marine Drive is shown by dotted lines.

The Company was utilizing parcels 1 and 3 as an essential part of their overall operations. Negotiations have proceeded on the basis of an exchange of lands plus compensation to cover the cost of moving and relocating a one-storey frame and concrete building located on Lot 20, Blocks 9, 10 & 16 to 19, D.L.'s 330 & 331, a portion of which forms part of Parcel 1 as noted below. This building, with a main floor area of 1,855 sq. ft. combining office space and truck repair facilities was erected in 1948 and leased to Goodman Motor Transport Co. Ltd., who supply trucking service to the Company. The removal of this building was necessary as said building encroached onto the new road alignment. It is noted that the grade of the new road at this point is approximately 12 ft. above the previously existing grade of these lands. To enable the road construction to proceed, the Company, prior to final settlement agreed to relocate the building elsewhere on Company lands, South of Kent Avenue South, at a cost of \$9,200.00.

Particulars respecting the Company and City lands included in this proposed exchange are as follows:-

Parcel 1 - Comprising Lot 5 and portion Lot 20, Blocks 9, 10 & 16 to 19, D.L.'s 330 & 331 - situate East side Kinross Street, South of present S. E. Marine Drive.

Lot 5 is divided, North to South, by an old watercourse. A relatively small portion of Lot 5, where it abuts Lot 20, is accessible and usable. The northerly portion of Lot 20 required by the City is accessible and was used for parking and lumber storage along with the balance of Lot 20 being retained by the Company.

All of Lot 5 and the portion of Lot 20 located North of the South line of new S. E. Marine Drive, excepting the portion for the new road as indicated by the dotted line, will become part of an enlarged residential site. These lands are zoned RT-2, Two Family Dwelling District. The area of these lands are approximately 109,675 sq. ft.

Parcel 2 - Comprising Lot 20, Subs 44 to 51, 53 & 54, Blocks 24 to 29, D.L.'s 330 & 331 - situate West side Newcombe St., South of Ellis Avenue.

This is a vacant lot 40' x 123.5' in size, zoned M-1 Industrial. Said lot is lacking services of any kind and will later form part of an industrial site. The area of this lot is 4,940 sq. ft.

. . . Cont'd.

Clause No. 3 (Cont'd.)

Parcel 3 - Comprising Lots 9, 10 & 11, Subs 1 to 4 and 21 to 24, Block 10, D.L.'s 330 and 331 - situate N.W. corner Kent Avenue North and Kinross Street.

These lots are vacant and have now been developed as an employee parking lot. Present zoning is M-1 Industrial. This property has good street access and water service is available. The acquisition of these lots will complete the City's ownership of the block in which they are located. Said lands will become part of an enlarged industrial site at a later date. Lots 9, 10 and 11 have an area of approximately 34,885 sq. ft.

The total area of the Company lands as aforesaid is approximately 149,500 sq. ft.

Parcel 4 - Comprising portions of City-owned Lots 3, 18 & 19, Blocks 9, 10 & 16 to 19, D.L.'s 330 & 331 - situate between the South line of new S.E. Marine Drive and Kent Avenue North, East of Kinross Street.

This exchange parcel is vacant and zoned M-1 Industrial. Extensive filling has been carried out by the Company at no cost to the City and this property is now level with the grade of Kent Avenue North. The Company has had the temporary use of part of this property for parking and lumber storage since granting occupation of portions of its lands to the City for road development. The exchange parcel has an area of 96,200 sq. ft.

Following extensive negotiations, the Company has agreed to convey aforementioned Parcels 1, 2 and 3 to the City in exchange for City-owned Parcel 4, subject to the following conditions:-

- (a) The City to pay the Company the sum of \$9,200.00 for moving costs as aforesaid.
- (b) The City lands referred to as Parcel 4 in the above report to be consolidated with the remaining portion of Lot 20, Blocks 9, 10 and 16 to 19, D.L.'s 330 & 331, lying South of the South line of new S.E. Marine Drive, into one parcel.
- (c) The City to pay all costs of subdivision and registration.
- (d) The effective date of this exchange to be December 31st, 1971.

In summary, the Company is conveying 149,500 sq. ft. in return for 96,200 sq. ft. The estimated values of the lands involved are based upon their existing zoning and take into consideration topography of the land and the present and proposed use of the land.

This settlement is considered to be fair and equitable and therefore it is,

RECOMMENDED that the Supervisor of Property and Insurance be authorized to complete this exchange of lands on the foregoing basis, chargeable to Code 4902/26, Property Purchases for Resale Account."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

. . . Cont'd.

RECOMMENDATION

4. Acquisition for West End Community
Centre & Senior Citizens' Housing Project
858 Bidwell Street

The Supervisor of Property & Insurance reports as follows:

"On April 6th, 1971, City Council approved a report of the Board of Administration dated March 15th, 1971, authorizing the Supervisor of Property and Insurance to acquire the balance of private properties required for the West End Community Centre and Senior Citizen's Housing Project, including Lot 7 the Northerly 51 feet, Block 57, D. L. 185, known as 858 Bidwell Street.

These premises comprise a 2½ storey full basement frame dwelling, with a main floor area of approximately 1,150 square feet, erected in 1905 on a site 51' x 66', zoned RM-4.

The dwelling contains 8 rooms divided into 6 single housekeeping rooms and 1 two-room suite, 13 plumbing fixtures, has a patent shingle roof, stucco exterior, a concrete foundation, and is heated by an oil-fired hot air furnace. This structure is in good condition for age and type.

All rooms are occupied by tenants and present tenancies are to be continued until the property is required for the project. According to the present schedule, all acquisitions are to be completed by March, 1972. It is proposed to demolish all buildings as they become vacant.

Negotiations confirm that the owner is prepared to sell for the sum of \$41,000.00, including furnishings and equipment as of October 31st, 1971. This amount is considered to be fair and equitable. Same has been reviewed by Central Mortgage and Housing Corporation and the details of this transaction entered in their records.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$41,000.00, chargeable to code #649-1102."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

RECOMMENDATION

5. Advance Purchase - Britannia Community
Services Centre
Known as 1629 William Street

The Supervisor of Property and Insurance reports as follows:

"On July 13th, 1971, City Council authorized the Supervisor of Property and Insurance to negotiate the advance purchase of private properties in Stage One of the proposed Britannia Community Services Centre on the initiative of owners.

Lot 20, Block 38, D.L. 264A known as 1629 William Street is located in Stage One and has been offered for sale to the City by the owners.

. . . Cont'd.

Board of Administration, October 1, 1971 . . . (PROPERTY MATTERS - c)

Clause No. 5 (Cont'd.)

These premises comprise a 2½ storey and basement frame dwelling with a main floor area of approximately 912 square feet, erected in 1912 on a site 33' x 122', zoned RM-3. This dwelling contains 11 rooms, divided into 4 rental units, 11 plumbing fixtures, has a patent shingle roof, siding exterior, full concrete basement and is heated by an automatic oil hot water system. The main floor of the dwelling is occupied by the owners. At present 2 of the upper units are vacant, and the third unit will be vacated at the end of September. The condition of this dwelling is average for age and type with the exception of the roof which is in need of repair or replacement.

Following negotiations, the owners have agreed to sell for the sum of \$22,500.00 as of September 30th, 1971, subject to the owners retaining rent-free possession to November 15th, 1971. This price represents a fair and reasonable value for this property. Said amount has been reviewed by Central Mortgage and Housing Corporation and the details of this transaction entered in their records. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$22,500.00 on the foregoing basis chargeable to Code #531/1212, Advance Purchases - Redevelopment."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

RECOMMENDATION

6. Lease by City of 101 & 107 East 1st Avenue

The Supervisor of Property & Insurance reports as follows:

"The land and concrete block workshop and office building, known as 101 & 107 East 1st Ave. was purchased December 15, 1965 for the proposed Columbia-Quebec Connector St. The building is 100 ft. long and 60 ft. in width. The westerly 80 ft. on the Columbia-Quebec Right-of-Way, is required for road purposes with the easterly 20 ft. encroaching onto private Lot 7 of Block E of D.L. 200A and Lot 2, D.L. 2037.

The City entered into a 2-year lease agreement on the 20' x 60' encroachment with City Construction Co. Ltd., owners of Lot 7. The term of the lease was for 2 years commencing on August 1, 1968 and ending on July 31, 1970 at \$1.00 per year plus taxes--the City to demolish the building at the expiration of lease or when the building became vacant. As the property was not required for road purposes at that time the City continued to rent the building on a month-to-month basis. The tenants have now vacated the property and the City Engineering Dept. have advised that they will not require the property for road purposes for approximately one year.

Rather than allow the building to be left vacant until required for highway purposes the main floor has been rented on a month-to-month basis. This will require that we enter into a new lease arrangement to validate the encroachment onto the adjoining lot.

. . . Cont'd.

Board of Administration, October 1, 1971 . . . (PROPERTY MATTERS - 7)

Clause No. 6 (Cont'd.)

After considerable negotiation the City Construction Co. Ltd. have agreed to a one-year lease of Ptn. of West 20' of Lot 7 of Block E, D.L. 200A and Lot 2, D.L. 2037 at \$1.00 per year plus taxes.

RECOMMENDED that the Supervisor of Property & Insurance enter into a lease arrangement subject to the approval of the Corporation Counsel, on such basis."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

CONSIDERATION AND RECOMMENDATION

7. Sale of Lot situated North Side of
Napier Street between Clark Drive and Odlum Drive

The Supervisor of Property and Insurance reports as follows:-

"Application has been made by Chuck Wagon Meat Processors Ltd. to purchase the above City land for the purposes of rezoning and consolidation with adjoining privately-owned parcels which they have under option.

City Council on August 24th, 1971, adopted a report of the Board of Administration, Building and Planning Matters, dated August 20th, 1971, which included a recommendation of the Technical Planning Board that this City-owned lot and adjoining privately-owned lots be rezoned from RM-3 Multiple Dwelling District to M-1 Industrial District subject to certain conditions, generally as follows:-

1. Sale of the City-owned parcel to Chuck Wagon Meat Processors Ltd. with the provision that vehicular access to the rear of the privately-owned lots fronting on Clark Drive be available for as long as each lot is wholly used for residential purposes. (These properties have had access over this lot for a number of years.)
2. The Easterly 3 feet of the private property held under option by Chuck Wagon Meat Processors Ltd. be dedicated for widening of the existing north/south lane.
3. The City land and the two privately-owned parcels to be consolidated into one site after the lane dedication.
4. The scheme of development to be first approved by the Technical Planning Board with the Company agreeing that no operation will be carried on which would prove noxious to any adjoining residential development.

It is noted that this City-owned lot has very limited potential for any type of development because of its narrow frontage of 23½ feet and would be further limited by the necessity of providing access to abutting properties.

The applicant has offered to purchase the subject Lot 10 except the East 25', Block 30, D.L. 182 for the sum of \$8,000.00. This offer is considered representative of market value.

The Director of Planning has advised that the proposed use is outright in an M-1 District (use #25) and the applicant has stated that their operation will be restricted to wholesale meat cutting, wrapping and freezing.

. . . Cont'd.

Board of Administration, October 1, 1971 . . . (PROPERTY MATTERS -8)

Clause No. 7 (Cont'd.)

CONSIDERATION:

The sale of the City-owned Lot 10 except East 25 feet of Block 30, D. L. 182, in accordance with the recommendations of the Technical Planning Board is placed before City Council for consideration.

RECOMMENDATION:

In the event Council gives this sale favourable consideration, it is recommended that Lot 10 except East 25 feet of Block 30, D.L. 182, be sold to Chuck Wagon Meat Processors Ltd. for the amount of \$8,000.00 on City terms at 9%, subject to:

1. The approval of City Council to rezone the above-mentioned consolidated site to a M-1 Industrial District.
2. The purchaser to dedicate the easterly 3 feet of Lot 5 and Lot A of 10, Block 30, D. L. 182 for lane purposes and the balance of these lots be consolidated with Lot 10 Exc. East 25 feet, Block 30, D. L. 182 into one parcel and so registered in the Land Registry Office.
3. Satisfactory arrangements being made by the purchaser to provide vehicular access to the rear of Lots E, F and G of Lots 1-4, Block 30, D. L. 182, for as long as each lot is wholly used for residential purposes.
4. The purchaser agreeing that no operation will be carried on which could prove noxious to adjoining residential development."

Your Board submits the foregoing report of the Supervisor of Property and Insurance for consideration and recommendation.

SALE

8. Recommended that the following offer to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, being in this case the highest offer received.

re: Lot M, Block 3, D.L. 314, Zoned : RS-1
S/S 48th Ave. bet. Dunbar & Collingwood Sts.

<u>Name</u>	<u>Lot</u>	<u>Approx. Size</u>	<u>Sales Price</u>	<u>Terms</u>
York Constr. Ltd.	M	155' x 66'	\$21,000.00	City Terms @ 9%

Conditions

1. This site contains peat and has been filled. The purchasers must first satisfy themselves as to soil conditions.
2. Development must be in accordance with the report approved by Council, October 5th 1965, entitled "Sewerage, Drainage and Development in the Lower Musqueam Area.

FOR COUNCIL ACTION SEE PAGE(S) 39

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HEALTH AND WELFARE

SEPTEMBER 23, 1971

A meeting of the Standing Committee of Council on Health and Welfare was held in the No.1 Committee Room, City Hall, on Thursday, September 23, 1971, at approximately 9.30 a.m. The following Members were present:

PRESENT: Alderman Linnell (Chairman)
Aldermen Adams, Calder, Hardwick, Phillips,
Rankin and Sweeney

ABSENT: His Worship the Mayor (Civic Business)
Alderman Bird (Civic Business)
Alderman Broome (Civic Business)
Alderman Wilson (Civic Business)

CLERK TO
THE COMMITTEE: D. Scott

The Minutes of the meeting held August 26, 1971, were adopted.

PART 1

The following recommendations of the Committee are submitted to Council for consideration:

RECOMMENDATIONS

1. Social Assistance and Related Services to Youth:
Children's Aid Society

The Council on August 24, 1971, heard representations from the Children's Aid Society respecting their brief dated August 19, 1971, and passed the following Motion:

"THAT the brief from the Children's Aid Society be received and the Director of Welfare Services report to the Standing Committee on Health and Welfare on the proposals contained in the brief and that upon receipt of the report from the Director of Welfare Services, the Standing Committee invite delegations from the organizations mentioned on page 4 of the Society's brief, and that these organizations be provided with a copy of the Director of Social Welfare's report in advance of their appearance before the Committee."

An additional brief dated September 21, 1971, was presented by the Society to the Committee at this meeting.

Under date of September 23, the Board of Administration submitted a report of the Director of Welfare Services on the Children's Aid brief dated August 19. Mr. Boyd reviewed the eight recommendations contained in the Children's Aid brief, together with his comments on each as outlined in the Board of Administration report. The Board of Administration recommended adoption of the following recommendations contained in its report dated September 23, 1971:

. . . Cont'd

Clause No. 1 (Cont'd.)

- "(I) That social assistance to persons under the age of majority be restricted to the following categories:
- (a) Parents deceased
 - (b) Parents in receipt of social assistance outside of the City of Vancouver and unable to accommodate their child at home
 - (c) Unmarried mothers with a dependent child or children
 - (d) Minor requires prescribed medical treatment which is only available in the City of Vancouver and parents unable to meet additional costs.
- (II) That the present policy of 4 day assistance to transients age 16 - 19 be continued as an emergency measure to permit the individual to arrange to get home.
- (III) That the Director undertake immediate discussions with the provincial officials for a complete take over of both Children's Aid Societies on the understanding that the current financial arrangements between the Province and the two Children's Aid Societies be extended to the City of Vancouver."

A memorandum of the Director of Welfare Services, dated September 10, to his staff respecting social assistance to persons under the age of majority (age 19) was noted. Mr. Boyd pointed out that the law states that parents are legally responsible for the financial support of their children up to the age of majority and he was not aware of any change in this law. He stated that the number of referrals from the Children's Aid Society of persons 16 to age majority had risen sharply over the past four months to the point where the Department's resources are being taxed to the breaking point and to circumvent a major breakdown he had issued this memorandum to his staff and copies had been sent to the two Children's Aid Societies.

Discussion followed with respect to whether or not the memorandum of September 10, constituted a change in policy. Mr. Boyd stated it was not his intent when the directive was issued to change policy, as this was Council's prerogative, but rather it was a directive to his staff in an endeavour to tighten up the administration and give guidelines to his staff. Mr. Boyd agreed with the Committee that his recommendations quoted above could possibly be enlarged upon.

The Committee noted a communication from the B.C. Society of Social Workers, dated September 21, 1971.

After considerable discussion it was

RECOMMENDED

- (a) that the report of the Director of Welfare Services as contained in the Board of Administration report dated September 23 be referred back to the Director of Welfare Services for revision if he wishes and then the report be submitted to the organizations

Clause No.1 (Cont'd)

listed on page 4 of the brief of the Children's Aid Society dated August 19, and to any other groups that request it, and such various groups submit their comments to the Standing Committee.

(Alderman Rankin is recorded as voting against this recommendation).

- (b) that no action be taken on Recommendation III at this time and that it be the subject of a separate report in due course.
- (c) that the procedure followed prior to September 10, be maintained until such time as Council's policy is established.
- (d) that the letter from the B.C. Society of Social Workers dated September 21, be received.
- (e) that the brief from the Children's Aid Society dated September 21, be received.

2. Skid Road Housing Conditions

At the August 26, meeting of this Committee the conditions existing in Skid Road with respect to housing were discussed and at that meeting it was recommended

"that we direct the Director of Social Planning/Community Development to co-ordinate other Civic Departments and interested property owners and bring to Council a report which would include recommendations on means of improving housing conditions in this area; such report to also include the use of welfare rent referrals as a means of influencing housing standards and information respecting Federal Legislation that could be called upon in this situation."

At a subsequent meeting of Council on September 14, 1971, when dealing with a communication and brief dated September 7, 1971, from the Vancouver Community Legal Assistance Society, the following Motion was passed:

"That the Vancouver Community Legal Assistance Society appear as a delegation on the subject matter at the next meeting of Standing Committee of Council on Health and Welfare."

Under date of September 21, 1971, the Board of Administration submitted for information a report of the Medical Health Officer on the brief from the Society dated September 7th.

A delegation headed by Mr. Ian G. Waddell appeared and presented a brief dated September 23, 1971.

Clause No. 2 (Cont'd.)

It was

RECOMMENDED that the brief from the Vancouver Community Legal Assistance Society dated September 23, be received and referred to the Board of Administration for report in one month's time, or sooner, and that when the report is received copy be forwarded to the delegation prior to the meeting and that the delegation be invited to again meet with the Committee.

FURTHER RECOMMENDED that the report of the Board of Administration dated September 21, 1971, be received.

PART 11

The following matter is submitted for the information of Council:

INFORMATION

3. Welfare Appeals

The Board of Administration under date of September 14, 1971, submitted a report from the Director of Welfare Services giving details respecting appeal procedure for Social Assistance recipients or applicants for Social Assistance. In this regard provision is made in respect of Organized Territory for the appointment of a Board of Review in each case to comprise a person nominated by the Municipality, a person nominated by the appellant, and a chairman selected by such two members. There is no remuneration provided. The Director recommends Mr. John Monk and Mr. C. L. Davidson be appointed to Provincial Boards of Review as the nominees of the City of Vancouver.

Vancouver City Council when dealing with this report on September 14, 1971, passed the following Motions:

"that these two appointments on behalf of the City be approved.

"that the general policy question including the Board of Administration report of September 14, 1971, be referred to the Standing Committee on Health and Welfare for consideration at its next meeting, particularly consideration of the advisability of appointment of a permanent Board of Review."

As there was not sufficient time left to consider this item it was

RESOLVED that this matter be referred to the next meeting of the Committee.

The meeting adjourned at approximately 12.00 noon.

* * * * *

MINUTESSEPTEMBER 22, 1971OFFICIAL TRAFFIC COMMISSION

A meeting of Official Traffic Commission was held in the No.2 Committee Room, 3rd Floor, City Hall on Wednesday, September 22, 1971, at approximately 10.30 a.m.

PRESENT: Alderman Linnell, Chairman
Alderman Rankin
Commissioner Ryan
Mr. R. Ross, Traffic & Transportation Dept.
Inspector K.C. Evans, City Police Department
Mr. J. F. Rowan, City Prosecutor's Office
Mr. J. S. Steerman, Board of School Trustees

ALSO PRESENT: Mr. D. L. Pritchard, Vancouver School Board
Mr. J. Plaskett, Vancouver Traffic & Safety Council
Mr. J. Attridge, Vancouver Traffic & Safety Council

CLERK: D. Scott

Adoption of Minutes

The Minutes of the meeting held July 21, 1971, were adopted.

1. Request for Pedestrian-Actuated Signal:
Georgia and Bidwell Streets

In a communication dated August 12, 1971, Mr. N. H. Landahl, Secretary-Treasurer, Western Machine Works Ltd., requested that a pedestrian signal be installed at Georgia and Bidwell intersection to provide adequate supervision and protection of pedestrians crossing Georgia Street.

In a report dated September 14, 1971, the City Engineer advised that the conditions at this intersection had been investigated and show there have been 61 accidents, including five pedestrian accidents, over the past five years, none of which were fatal. This accident history is not significantly different from that experienced at other similar intersections on Georgia Street. A pedestrian study was undertaken on August 31, which showed 82 pedestrians crossed Georgia Street southbound and 11 northbound in the period 4 p.m. to 5.30 p.m. Crossing opportunities at Bidwell Street are not consistent as Georgia Street, in this vicinity, carries high rush hour volume.

The City Engineer stated in view of the relatively low pedestrian crossing demand and heavy vehicular volume on Georgia at Bidwell Street, he did not feel it was unreasonable to expect pedestrians to utilize the adjacent signalized intersections at Denman Street and Cardero Street. He therefore recommended that no further traffic controls be installed at this intersection at this time.

/continued....

Clause 1 continued

RECOMMENDED that the report of the City Engineer dated September 14, 1971, be approved.

FURTHER RECOMMENDED that the City Engineer be requested to investigate underpass possibilities from the additional lane to be constructed on the north side of Georgia Street for the Four Seasons Development under Georgia Street (or via the Stanley Park Underpass), to facilitate turns of buses to Chilco Street, and that this be included in the charges for the changed traffic arrangement necessitated by the Four Seasons Development.

2. Parking Adjacent to Schools

On July 13, 1970, the Board of School Trustees passed the following resolution:

"That City Council be asked to amend the City by-law to permit parking adjacent to schools on the school side of the street where adequately fenced."

In a report dated September 14, 1971, the City Engineer advised that following receipt of this request several meetings have been held with school and police officials and extensive field checking has been done at a number of schools.

The School Board made this request as the members have received complaints from nearby residents about parking generated by the school in front of their homes. At many schools there are not sufficient places available to provide adequate off-street parking for the staff and, in the case of secondary schools, for the students as well.

The existing regulation prohibiting parking around schools is Section 22(1) (b) of the Street and Traffic By-law which states:

"No person shall park a vehicle on that side and portion of any street upon which any school or school property abuts, on any school day between the hours of eight o'clock in the forenoon and five o'clock in the afternoon, but this provision shall not apply where traffic signs indicate that parking is allowed."

The purpose of this regulation is to provide for the safety of the children, however, since this parking prohibition was included in the By-law, many school grounds have been fenced. Both the School Board and the Police Department consider that at those locations where adequate fencing exists, the risk of children running onto the street is sufficiently reduced so that parking can be safely permitted. The Engineering Department has some reservations that the inconvenience of on-street parking to some residents clearly outweighs the general consideration of the safety of children at schools.

The School Board has provided a list of 21 schools where they feel that fencing is adequate and where parking should be permitted adjacent to the school. At each of these schools the following conditions exist:

/continued...

Clause 2 continued

- (a) School parking on neighbouring streets is causing inconvenience to residents
- (b) Further development of off-street parking facilities would result in a serious loss of playground facilities
- (c) School grounds are adequately fenced with a chain-link fence, with a minimum number of gates
- (d) Roadways are of sufficient width to accommodate parking on the school side of the street

Should on-street parking be permitted at these schools, the School Board undertakes to close or screen those gates immediately adjacent to the parking zone.

The City Engineer further advised an appropriate method of signing the areas where parking is permitted would be to install signs stating

"parking permitted 8 a.m. to 5 p.m. school days,
three hour by-law applies."

For the balance of the streets abutting the schools additional signing is not proposed, however, experience may show further signs are required. The parents in the affected areas of these schools have been notified of this proposal.

The City Engineer recommended that

- (1) Parking be permitted in specific zones adjacent the schools as detailed in the attached list
- (2) This installation be subject to review after one school year
- (3) The School Board assume the expense of signing the zones as requested
- (4) Section 22(6) of the Street and Traffic By-law be amended as follows:

"No person shall between the hours of eight o'clock in the morning and six o'clock in the afternoon park any vehicle on any street abutting any premises used for residential, commercial or educational purposes for more than three hours unless such premises are the property of such person or his employer."

Mr. D. Pritchard of the Vancouver School Board advised that Mr. R. C. Woods in the Grenfell School District and 13 families in the Kitchener School area were not in favour of the on-street parking proposed. He also advised he had a phone call from Mr. Gordon Goff in the Franklin School District, Mr. Wallet in the Dickens

/continued....

Official Traffic Commission

September 22, 1971

Clause 2 continued

School area and a lady in the Franklin School area objecting to this on-street parking.

Mr. Pritchard reviewed the situation for the information of the Commission.

After considerable discussion it was

RECOMMENDED that the report of the City Engineer dated September 14, be adopted, and that the officials concerned be requested to take another look at the Kitchener School area before installing on-street parking signs.

3. Downtown Street Changes Associated with the
Opening of the Georgia Viaduct

Under date of September 13, 1971, the City Engineer submitted the following report:

"On June 25, 1968, Council approved the City Engineer's recommendation that the firm of Phillips, Barratt, Hillier, Jones & Partners be instructed to proceed with final design of the New Georgia Viaduct in accordance with the preliminary engineering report dated June 1968. That report recommended the street changes listed below.

The purpose of this report is to inform the Chairman and Members of the Official Traffic Commission of the left turn restrictions and curb usage regulations which will be implemented to accommodate the new traffic pattern created by the New Georgia Viaduct and its associated street changes.

Coincident with the opening of the north span of the New Georgia Viaduct (presently scheduled for the end of the first week in November, 1971) the following major changes to the downtown traffic pattern will be made:

1. The North Span of the New Georgia Viaduct will be opened to traffic one-way westbound.
2. The South Span of the New Georgia Viaduct will be made one-way eastbound.
3. Pender Street between Burrard and Beatty Streets will be made two-way.
4. Beatty Street will be made two-way between Dunsmuir and Pender Street.
5. Dunsmuir Street between Burrard and Beatty Streets will be reversed to one-way westbound.
6. Georgia Street from Cambie Street to Beatty Street will be made one-way eastbound, and from Cambie Street to Richards Street it will be four lanes eastbound and two lanes westbound.

/continued....

Official Traffic Commission

September 22, 1971

Clause 3 continued

In addition to the above changes, the June 1968 report by Phillips, Barratt, Hillier, Jones & Partners entitled 'Georgia Viaduct Replacement, Preliminary Engineering Report' recommended an unbalanced lane arrangement on Georgia Street, favouring easterly traffic flow, between Cambie and Burrard Streets. However, in March 1970 an unbalanced lane arrangement was introduced on Hastings Street between Granville and Carrall Streets, favouring eastbound traffic flow, to facilitate transit. A subsequent re-evaluation of traffic requirements on east-west streets in the downtown area has indicated that the unbalanced lane arrangement on Georgia Street is required only between Cambie and Richards Streets at this time.

To accommodate the new traffic pattern created by the changes listed above, the following left turn restrictions and curb usage regulations will be instituted:

Pender Street - Abbott to Burrard

1. Parking - No Parking Anytime on both sides of the street
 - No Stopping during Rush Hours on both sides of the street except the north side of Pender between Cambie and Beatty where existing parking remains
2. Turns
 - Left Turns permitted full time at Abbott, Beatty, Cambie (left turn bays) and Burrard
 - Left Turns prohibited 7 A.M. - 6 P.M. at Granville
 - Left Turns prohibited during Rush Hours only at all other intersections

Beatty Street - Georgia to Pender

1. Parking - No change, except to prohibit parking on the south approach to Pender, and during the P.M. Rush Hour on the north approach to Georgia.
2. Turns - No restrictions

Dunsmuir Street - Beatty to Burrard

1. Parking - North Side - No Parking Anytime
 - No Stopping during Rush Hours
 - South Side - Parking permitted full time (except Beatty to Cambie)
2. Turns - No restrictions

For turns from Dunsmuir to Burrard - one lane mandatory right, two lanes mandatory left. Through movement denied until completion of Melville-Dunsmuir Connector.

/continued...

Official Traffic CommissionSeptember 22, 1971Clause 3 continuedGeorgia Street

1. Parking - North Side - west of the lane west of Richards,
no change
 - Lane west of Richards to Cambie,
No Parking Anytime, No Stopping
during Rush Hours
 - Cambie to Beatty, No Stopping
4 P.M. - 6 P.M., Parking permit-
ted at all other times
- South Side - west of Howe, no change
 - Homer to Howe, No Parking Anytime,
No Stopping during Rush Hours
 - Homer to Beatty, No Stopping
4 P.M. - 6 P.M., Parking Permit-
ted at all other times
2. Turns - Westbound - No change (existing 7 A.M.- 6 P.M.
Left Turn Prohibition)
 - Eastbound - No Left Turns 7 A.M.- 6 P.M.,
except at Homer and Hamilton,
No Left Turns 4 P.M.- 6 P.M. only

Burrard Street

1. Parking - No change
2. Turns - At Pender - Northbound - No change (existing
4 P.M.- 6 P.M. Left Turn Prohibition)
 - Southbound - Left Turns Prohibited
7 A.M. - 9 A.M. and 4 P.M.- 6 P.M.
- At Dunsmuir- Northbound - No Left Turn 4 P.M.-
6 P.M.

Granville Street

1. Parking - No change
2. Turns - At Pender - No Left Turn 7 A.M. - 6 P.M.
 - At Dunsmuir- No Left Turns Anytime

In addition to the above changes, some re-routing of buses is required in the downtown area to fit the new traffic pattern. These changes will be reported to Council in the near future.

Letters will be sent to the merchants and businessmen on Pender, Dunsmuir, Georgia and Beatty Streets informing them of the above street and parking changes.

/continued...

Clause 3 continued

The above changes will be made on City Engineer's authority and this report is submitted for the information of the Chairman and Members of the Official Traffic Commission."

Mr. Ross, with the aid of a plan, discussed the proposed changes and advised that merchants on the streets affected will be notified of these changes.

During discussion Ald. Linnell requested that the merchants on Hastings Street, from Abbott to Burrard Streets be also notified of the proposed changes.

Mr. Ross further advised there will be some re-routing of buses and that the Council will be notified of these changes when this matter is finalized with B.C. Hydro. He also advised that as there may be some delay in completing the north span of the Viaduct. The date when these changes are put into effect is yet to be determined.

The Vancouver Traffic and Safety Council representatives advised that they would be prepared to circulate a bulletin which could be handed out by the stores in the area, such bulletin to show the street changes and also contain a list of parking garages available in the general area.

It was

RECOMMENDED that the report of the City Engineer dated September 13, 1971, be received.

4. Traffic Problems in the
Bobolink Park Area

Mr. David K. Smith, Chairman of the Citizens' Committee in the Bobolink Park area, appeared as a delegation and cited various complaints with respect to excessive speed, noise and damage to property in this area. He requested daily use of radar from 4 p.m. to 2 a.m., enforcement of the Noise By-law, that the Motor Vehicle Act not be enforced after 5 a.m. to 4 p.m., that speed bumps be given serious consideration and that liaison be established with the appropriate City authorities in order to implement the Committee's request.

Mr. Smith requested that the Parks Board be requested to make arrangements to have the parking lot in the Park empty by 10 p.m. unless a special event is being held.

Mr. Ross advised that he and Mr. Boyes had met with Mr. Smith and discussed these problems and that the Police Department are reviewing the various complaints and are attempting to obtain a factual assessment of the nature and extent of the problem.

It was pointed out by the Chairman that the noise problem is currently being investigated on a regional basis and it is expected that very soon a report will be received. She stated that the City's Noise By-law is very difficult to enforce. She further stated that use of speed bumps has been investigated on a general city-wide basis and does not appear to be a desirable way of restricting speed.

Inspector Evans and Mr. Rowan advised the delegation of the appropriate procedure to follow when problems arise in this area.

/continued....

Official Traffic Commission

September 22, 1971

Clause 4 continued

After due consideration it was

RECOMMENDED that the Traffic Superintendent, City Engineer and the Director of Social Planning'Community Development in conjunction with the School and Park Boards, be requested to report at the next meeting of Official Traffic Commission on the complaints set out by the delegation this day.

5. Cassiar/401 Pedestrian Overpass

At a meeting of Council on August 10, 1971, the following Motion was passed:

"THAT action not be taken to proceed with the City's proposed overpass at Cassiar Street until the Provincial Government overpass is completed;

FURTHER, the City Engineer report back after 90 days of completion of the Provincial Government overpass with details on its pedestrian use and make recommendations regarding further Council action;

FURTHER THAT the Official Traffic Commission be requested to look into the various aspects of this matter insofar as pedestrian traffic on Cassiar Street is concerned."

Mr. Ross requested that in view of the interrelationship between the last two clauses of the resolution the City Engineer be permitted to report back to the Official Traffic Commission on both these clauses after 90 days of the completion of the Provincial Government overpass.

RECOMMENDED that the foregoing request be approved.

The meeting adjourned at 12 noon.

FOR COUNCIL ACTION SEE PAGE(S) 42

CITY OF VANCOUVER

SPECIAL COUNCIL - OCTOBER 14, 1971

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, October 14, 1971, at approximately 2:00 p.m. for the purpose of holding a Public Hearing in connection with rezoning matters and to give consideration to such rezoning matters.

PRESENT: His Worship the Mayor (In the Chair)
Aldermen Adams, Bird, Broome, Calder,
Hardwick, Linnell, Phillips,
Rankin, Sweeney, Wilson

(During the hearing of the delegations (Item 5)
His Worship the Mayor left the meeting to
attend to other Civic business and Ald.Bird
assumed the Chair.)

CLERK TO THE COUNCIL: R. Henry.

MOVED by Alderman Bird

SECONDED by Alderman Sweeney,

THAT this Council do resolve itself into Committee of the Whole, His Worship the Mayor in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED

1. Lots 1, 2 A amended, Block 8, D.L. 394

S/E corner of Victoria Drive and 37th Avenue

An application from Bonnet's Furniture Ltd., and Mr. and Mrs. C.J. Hyland to rezone the above-noted property .

FROM: RT-2 Two family Dwelling District

TO: C-2 Commercial District

was received.

There were no delegations present wishing to speak to this matter.

2. Lot D, Block 121, D.L. 540

Situated on the North side of West 16th Avenue
between MacDonald and Stephens Streets

An application was received from Texaco Canada Ltd., to rezone the above-noted property

Special Council (Public Hearing) October 14, 1971 2

FROM: RT-2 Two Family Dwelling District

TO: C-1 Commercial District

Mr. Moul, representing the Kitsilano Ratepayers' Association, spoke in opposition to the application and filed a petition containing 29 names of persons in the general area also objecting to the application. Mr. Moul objected on the grounds that noise and odors would be unpleasant and provoke illwill in the residential area surrounding the property in question.

Mrs. Pikut also spoke and opposed the application and indicated it would devalue her property.

A representative from Texaco Canada Ltd., spoke in support of the application and gave particulars of the screening to be provided. He assured the Council no "Robot" type of car washing operation will be carried out at the service station.

(At this point in the proceedings Alderman Wilson arrived at the meeting)

3. Lot 8, D.L. 334, Plan 13993

Situated on the North side of 58th Avenue between
Kerr Street and Rosemont Drive.

An application by the Director of Planning and Civic Development to rezone the above-noted property

FROM: RS-1 One Family Dwelling District

TO: CD-1 Comprehensive Development District

was received.

Upon inquiry made, Mr. Cross of the Department of Planning and Civic Development explained details of the application.

4. Lots 10 to 16 inclusive, Block 57, D.L. 196

Situated on the S/W corner of Cordova Street and
Jackson Avenue.

An application was received from the Director of Planning and Civic Development to rezone the above-noted property

FROM: M-2 Industrial District

TO: CD-1 Comprehensive Development

The Director of Planning and Civic Development requested that where it was shown on the agenda as condition "C" of the Technical Planning Board, the words "three storeys" be changed to read "four storeys."

The Council agreed with this change.

.....continued

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5. Proposed low density multiple housing development between South West Marine Drive and the Fraser River at the foot of Angus Drive.

An application was received from Horner Developments Limited with respect to a proposed development in the above mentioned area. In conjunction with this, an application was received from the Director of Planning and Civic Development for City owned lands adjacent to the Horner proposed development.

The requested zoning for both areas is CD-1 Comprehensive Development.

Following a review by Mr. Pickstone, Planning Department, the Council heard the following delegations:

Town Planning Commission (Mr. E. Crowley) approving CD-1 zoning but submitting an alternative scheme whereby a linear park would be provided along the river front. The Commission, therefore, objected to the park portion of the plan being rezoned to CD-1.

Community Arts Council (Mr. Crowley) endorsing the Town Planning Commission's submission.

Mr. G. Howell, representing a number of persons in the area, some of whom were present this day. A petition from 38 property owners was also filed. Suggested the area should be Single Family not row housing. Raised a number of questions regarding the capabilities of the applicant to provide a development in keeping with the surrounding residential area.

Save Our Parkland Association (Mr. Tanner) brief filed. Requesting deferment of the application and suggesting the City could have plans for a Fraser riverfront park.

Mr. G. Garnett, opposing.

Mr. Roberts, on behalf of 45 people in the area - opposing. Petition filed.

Citizens' Council of Civic Development (H. Weinrich). Opposing - brief filed.

Mr. Quinn representing Mr. McLean - opposing.

Canadian Forest Products (Mr. Weinman) - opposing. Request rezoning exclude the Water Lots, that it be retained as M-2 as boom access required by Company.

Horner Developments Limited (Mr. Street and Mr. Horner) in support of the application filed a submission condensing the application, also filed a plan from consulting

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engineers concerning the retaining crib of their waterfront walk. Offered to pay an estimated \$70,000 towards development of park. Would provide bond requirements if necessary. Advised that development may not proceed if more demands and restrictions made by City.

Dominion Life Assurance Company (Mr. John Mahn, Treasurer) advised that his Company was satisfied with the Developer.

(A short recess was observed during the hearing of delegations).

6. Portion of Lot A, Block 6, P.L. 185

Westerly portion of Lot A being location at the North-West corner of Burrard Street and Smithe-Haro Connector.

An application was received from the Director of Planning and Civic Development to rezone the above-named property

FROM: P-1 Parking District

TO: CM-2 Commercial District

There were no delegations present. The Council was advised of a letter received from First Canadian Land Corporation Limited advising that it had no objection to the rezoning described in the application.

7. Lot 10 except E.25' Block 30, D.L. 182 I,
Parcel A of Lot 10, Block 30, D.L. 182 I, and
Lot 5, Block 30, D.L. 182 I.

South side of Parker Street and North side of Napier Street between Clark Drive and Odlum Drive.

Application was received from Mr. N. Campbell, for Chuck Wagon Meat Processors to rezone the above-noted property

FROM: RM-3 Multiple Dwelling District

TO: M-1 Industrial District

Mr. J. Zabda addressed the Council and expressed concern regarding lane access to his property at 1032 Clark Drive.

Mr. Campbell spoke in explanation of his application and his requirements.

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8. Lot 13, Block 119, D.L. 264 A

North side of East Broadway, between Carolina and
Fraser Streets.

Application received from Mr. C. Kartsomas with respect to rezoning
of the above-noted property

FROM: RM-3 Multiple Dwelling District

TO: C-2 Commercial District

There were no delegations present to speak to this matter.

9. Amendment re change in name of Town Planning Commission

Application was received from the Director of Planning and Civic
Development to amend certain sections of the Zoning and Development
By-law to comply with a change in name of the Town Planning
Commission, which has been changed to Vancouver City Planning
Commission.

There were no delegations present to speak to this matter.

10. Height of Schools in residential areas.

The Director of Planning and Civic Development requested that his
application to amend the RS-1, RS-2, and RT-2 Schedules be laid
over until a later public hearing.

MOVED by Alderman Adams

THAT the Committee rise and report.

- CARRIED

MOVED by Alderman Adams,

SECONDED by Alderman Wilson

THAT the report of the Committee of the Whole be adopted,
and that decisions on the various rezoning applications be deferred
until the next meeting of the Council.

- CARRIED

The Council adjourned at approximately 6 p.m.

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The foregoing are Minutes of the Special Council meeting (Public
Hearing), held on October 14, 1971, and adopted on October 19, 1971.


MAYOR


CITY CLERK